

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

JULY 8, 2025

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### PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>th</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

July 1, 2025

Board of Supervisors

LT Ranch Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the LT Ranch Community Development District will be held on **Tuesday, July 8, 2025**, at **1:00 P.M.** at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.**

The following Webex link and telephone number are provided to join/watch the meeting remotely:

<https://districts.webex.com/districts/j.php?MTID=m23d81d12c491e9144cac576e70af8470>

Access Code: **2336 874 2726**, Event password: **Jpward**

Or Phone: **408-418-9388** access code **2336 874 2726**, password: **Jpward** to join the meeting

*The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*

## ***Agenda Items***

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1. Call to Order & Roll Call.
2. Consideration of Minutes:
  - I. June 10, 2025 –Public Hearings and Regular Meeting Minutes.
3. **PUBLIC HEARINGS – continued from June 10, 2025:**
  - a) **FISCAL YEAR 2026 BUDGET**
    - I. Public Comment and Testimony.
    - II. Board Comment and Consideration.
    - III. Consideration of **Resolution 2025-17**, a Resolution of the Board of Supervisors adopting the annual appropriation and Budget for Fiscal Year 2026.

- b) **FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**
  - I. Public Comment and Testimony
  - II. Board Comment and Consideration.
  - III. Consideration of **Resolution 2025-18**, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll; providing a severability clause; providing for conflict and providing an effective date.
- 4. Consideration of **Resolution 2025-19**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026.
- 5. Consideration of Ranking and Award of Bid for Landscaping Services for the District for the three-year period October 1, 2025 through September 30, 2027 (three (3) year contract), and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor.
  - I. Ranking of Landscaping proposals.
  - II. Consideration of Ranking and award of Bid for Landscaping services for the District for the three-year period October 1, 2025, through September 30, 2027 (three (3) year contract), authorize the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor.
- 6. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Asset Manager.
  - IV. District Manager.
- 7. Supervisor's Requests and Audience Comments.
- 8. Public Comments.

The public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.

- 9. Adjournment.

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## *Summary of Agenda*

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The first order of business is to call to order the meeting and conduct the roll call.

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The second order of business is the consideration of the minutes from the LT Ranch Board of Supervisors Regular Meeting held on June 10, 2025.

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The third order of business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2025 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget which includes the General Fund (Operations) along with the Debt Service Funds (Capital Assessments). The General Fund Budget is subject to change at the Public Hearing. The Debt Service Funds collect the assessments and show the principal and interest due related to the Bond Issues of the District and are not subject to change as part of the adoption of the Budget. At the conclusion of the first Public Hearing, will be the consideration of **Resolution 2025-17** which adopts the Fiscal Year 2026 Budget.

The second Public Hearing is a consequence of the Budget adoption process and sets in place the required documents that are all contained in the Fiscal Year 2026 Budget. **Resolution 2025-18** does essentially three (3) things. First, it imposes the special assessment for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Sarasota County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption of **Resolution 2025-18**, which will adopt the General Fund assessment and Certify the Assessment Roll for Fiscal Year 2026.

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The fourth order of business is the consideration of **Resolution 2025-19**, a Resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2026. As you may recall, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is at 2:00 P.M. at the offices of Taylor Morrison, 551 Cattleman Road, Suite 200, Sarasota, Florida 34232.

**The Fiscal Year 2025 Meetings schedule is as follows:**

October 14, 2025	November 11, 2025 –
December 9, 2025	January 13, 2026
February 10, 2026	March 10, 2026
April 14, 2026	May 12, 2026
June 9, 2026	July 14, 2026
August 11, 2026	September 8, 2026

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The fifth order of business is the consideration of Ranking and Award of Bid for Landscaping Services for the District for the three-year period October 1, 2025 through September 30, 2027 (three (3) year contract), and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor.

The professional staff will provide their recommendations of the proposals submitted during the meeting.

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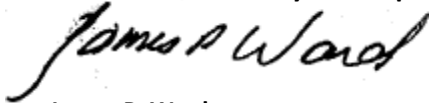
The sixth order of business are staff reports by the District Attorney, District Engineer, and the District Manager will report on the remainder of Fiscal Year 2025 meeting schedule.

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The remainder of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Sincerely,

**LT Ranch Community Development District**



**James P. Ward  
District Manager**

**The schedule of remaining meetings for Fiscal Year 2025**

August 12, 2025
September 9, 2025

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**MINUTES OF MEETING  
LT RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the LT Ranch Community Development District was held on Tuesday, June 10, 2025, at 1:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.

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**Present and constituting a quorum:**

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John Wollard	Chairperson
Ron Schweid	Vice Chairperson
Anthony Briandi	Assistant Secretary
Rob Berry	Assistant Secretary

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32  
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**Absent:**

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Jamie Kuca	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Ashley Ligas	District Attorney

**Audience:**

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 1:00 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Kuca, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Public Hearings**

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**April 8, 2025 – Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the April 8, 2025 Regular Meeting Minutes were approved.**

#### **FOURTH ORDER OF BUSINESS**

#### **PUBLIC HEARINGS**

Mr. Ward stated during the last meeting a discussion was held regarding working to keep the assessment rate closer to what it was in fiscal year 2025. He said he believed the Board wished to continue the public hearings related to the fiscal year 2026 budget until the next board meeting to allow time to work through the details of the assessment rate and budget.

Mr. John Wollard noted the next meeting would be on July 8, 2025.

Mr. Ward concurred. He stated both public hearings would be continued until July 8, 2025.

##### **a) FISCAL YEAR 2026 BUDGET**

##### **I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person or via audio or video with questions regarding the fiscal year 2026 budget; there were none. He noted for the record the public hearing would be continued until July 8, 2025 at 1:00 p.m. at the offices of Taylor Morrison. He called for a motion to continue the public hearing.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the Public Hearing was continued until the meeting on July 8, 2025 at 1:00 p.m. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.**

##### **II. Board Comment**

##### **III. Consideration of Resolution 2025-17, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026**

##### **b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE**

Mr. Ward indicated this public hearing would set into place the assessment rates and certify an assessment roll.

#### **I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person or audio or video with questions or comments; there were none. He noted for the record this public hearing would be continued until July 8, 2025 at 1:00 p.m. at the offices of Taylor Morrison. He called for a motion to continue the public hearing.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the Public Hearing was continued until the meeting on July 8, 2025 at 1:00 p.m. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota Florida 34232.**

#### **II. Board Comment**

#### **III. Consideration of Resolution 2025-18, a resolution of the Board of Supervisors imposing special assessments; certifying an assessment roll; providing a severability clause; providing for conflict and providing an effective date**

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-19**

**Consideration of Resolution 2025-19, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026**

This Item was deferred until the July 8, 2025 board meeting.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Award of Bid**

**Consideration of Ranking and Award of Bid for Landscaping Services for the District for the three-year period October 1, 2025 through September 30, 2027 (three (3) year contract), and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor**

##### **I. Ranking of Landscaping proposals**

##### **II. Consideration of Ranking and award of Bid for Landscaping services for the District for the three-year period October 1, 2025, through September 30, 2027 (three (3) year contract), authorize the**



**District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor**

Mr. Ward asked to defer this Item until the July 8, 2025 meeting. The Board agreed; the Item was deferred.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **I. District Attorney**

No report.

#### **II. District Engineer**

No report.

#### **III. District Asset Manager**

No report.

#### **IV. District Manager**

- a) **Supervisor of Elections Qualified Elector Report dated April 15, 2025**
- b) **Goals and objectives reporting requirements for CDD's 2026**
  - 1) **June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure)**
- c) **Financial Statement for period ending April 30, 2025 (unaudited)**
- d) **Financial Statement for period ending May 31, 2025 (unaudited)**

*Mr. Ward: The Supervisor of Elections is required to report to you the number of qualified electors within the District. As of April 15th, of this year, we have 1,423. We have already started the transition of this Board from landowner's seats to qualified elector's seats. Our next election will be in November of 2026. The qualification period will be in the summer of next year. I will give you the exact dates when we get them. Two seats will turnover at that time to qualified electors, and then the 5<sup>th</sup> seat turns over in 2028. We have also prepared the goals and objectives for you for this year. They are exactly the same as what you did last year. There is really nothing we need to do with respect to this. I am just going to ask that you adopt this for purposes of filing the report for fiscal year 2026.*

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the goals and objectives were adopted for fiscal year 2026.**

Mr. Ward reminded the Board to file Form 1 by July 1, 2025 and to complete the ethics training before the end of the calendar year. He indicated he would send out links for free ethics training modules.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Ward asked if there were any supervisor's requests; there were none.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

*Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes*

Mr. Ward asked if there were any public comments or questions; there were none.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 1:10 p.m.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the meeting was adjourned.**

LT Ranch Community Development District

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairperson

## RESOLUTION 2025-17

### THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026.

#### RECITALS

**WHEREAS**, the District Manager has, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the LT Ranch Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set June 10, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the Board continued the public hearing of the adoption of the District’s Fiscal Year 2026 Proposed Budget from Tuesday, June 10, 2025, at 1:00 p.m., at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232 to July 8, 2025, at 1:00 p.m., at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LT RANCH COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET.**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves the Proposed Budget, subject to certain amendments thereto, as shown in Section 2 below.

## RESOLUTION 2025-17

### THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A”, as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.
- c. That the adopted budget, as amended, shall be maintained by the District Manager and identified as “The Budget for LT Ranch Community Development District for the Fiscal Year Ending September 30, 2026,” as adopted by the Board of Supervisors on July 8, 2025.

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the LT Ranch Community Development District, for the fiscal year beginning October 1, 2025 and ending September 30, 2026, the sum of **\$4,892,885.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

#### Summary of Total Revenue

<b>General Fund</b>	\$ 2,067,227.00
<b>Series 2019</b>	\$ 1,063,677.00
<b>Series 2022 P1</b>	\$ 186,731.00
<b>Series 2022 P2A</b>	\$ 1,006,966.00
<b>Series 2024</b>	\$ 568,284.00
<b>Total</b>	<b>\$ 4,892,885.00</b>

**SECTION 3. SUPPLEMENTAL APPROPRIATIONS.** Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation within a fund so long as it does not exceed \$20,000 previously approved transfers included, to the original budget appropriation for the receiving program.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

**RESOLUTION 2025-17**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.**

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

**PASSED AND ADOPTED** by the Board of Supervisors of the LT Ranch Community Development District, Sarasota County, Florida, this 8<sup>th</sup> day of July 2025.

**ATTEST:**

**LT RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairperson

**Exhibit A:** Fiscal Year 2026 Adopted Budget

**RESOLUTION 2025-17**

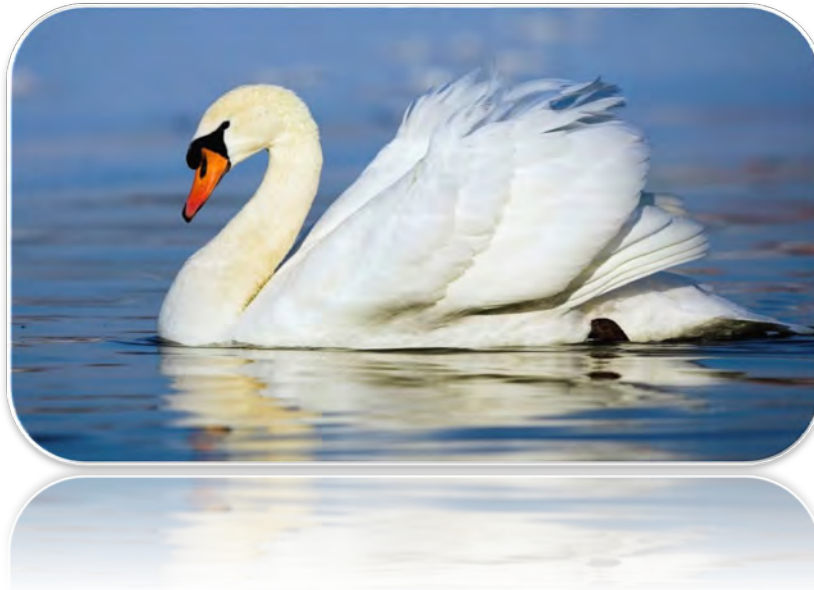
**THE ANNUAL APPROPRIATION RESOLUTION OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.**

**Exhibit A**

**Fiscal Year 2026 Adopted Budget**

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2026

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### PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**LT Ranch Community Development District**  
**Fiscal Year 2026 - Budget Summary**

Description	Fiscal Year 2025 (Budget)	Fiscal Year 2025 (Anticipated)	Fiscal Year 2026	Description
<b>Revenues and Other Sources</b>				
Carryforward	\$ (97,207)	\$ -	\$ -	- Funds Cash Until Assessments Rec'd
Extraordinary Capital/Operations	\$ -	\$ 385,191	\$ -	- Reserve Funds applied to Hurricane Milton damage
Assessments - On-Roll	\$ 2,067,227	\$ 2,067,227	\$ 2,067,227	Funds from Property Owner's
Developer Funding	\$ 162,626	\$ 162,626	\$ 250,000	Funds from Taylor Morrison
LTR South Cost Share	\$ -	\$ -	\$ 539,335	
<b>Total Revenue:</b>	<b>\$ 2,132,646</b>	<b>\$ 2,615,043</b>	<b>\$ 2,856,562</b>	
<b>Appropriations</b>				
Admin./Engineering/Legal	\$ 228,375	\$ 191,694	\$ 217,017	Overall Administration
Hurricane Milton	\$ -	\$ 385,191	\$ -	- Hurricane Milton
Re-Use Water (Irrigation)	\$ 64,450	\$ 96,588	\$ 103,813	Re-Use Water Cost/Operations
Stormwater Management System	\$ 542,720	\$ 587,442	\$ 739,679	Lakes and Wetland Maintenance
Road & Street Facilities - Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane	\$ 697,460	\$ 830,447	\$ 923,014	Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane
Community Park (CP1 - Turner Park)	\$ 443,767	\$ 376,682	\$ 436,161	Operations (No Programming)
Reserves/Fees	\$ 405,874	\$ 382,418	\$ 436,878	\$250k Reserve, Plus Discounts/Fees from Cty.
<b>Total Expenses:</b>	<b>\$ 2,382,646</b>	<b>\$ 2,850,460</b>	<b>\$ 2,856,562</b>	
<b>Change from Current Year Operations</b>		<b>\$ 14,583</b>		
<b>Fund Balance - Beginning/Anticipated at October 1st</b>	\$ 589,056	\$ 143,196	\$ 468,448	0
Fiscal Year Additions to Fund	\$ 250,000	\$ 250,000	\$ 250,000	
Fiscal Year Expenditures from Fund	\$ (65,419)	\$ (385,191)	\$ -	
<b>Fund Balance - Ending/Anticipated at September 30th</b>	<b>\$ 773,637</b>	<b>\$ 468,448</b>	<b>\$ 718,448</b>	
<b>Fund Balance - Allocations</b>				
Extraordinary Capital/Operations Reserve	\$ 448,385	\$ 143,196	\$ 393,196	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 325,252	\$ 325,252	\$ 325,252	Cash Required to Meet Operating Requirements
<b>Total Fund Balance</b>	<b>\$ 773,637</b>	<b>\$ 468,448</b>	<b>\$ 718,448</b>	

Summary of Assessmnt Rates				
Product Type	Assessment Rate			FY 2026
	FY 2025			
Single Family 30' - 39'	\$	1,228.44		\$ 1,228.44
Single Family 40' - 49'	\$	1,305.21		\$ 1,305.21
Single Family 50' - 59'	\$	1,381.99		\$ 1,381.99
Single Family 60' - 69'	\$	1,535.54		\$ 1,535.54
Single Family 70' - 79'	\$	1,689.10		\$ 1,689.10
Single Family 90' & up	\$	1,842.65		\$ 1,842.65
Workforce - Family	\$	1,074.88		\$ 1,074.88



**LT Ranch Community Development District**  
**General Fund - Budget (Line Item)**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
<b>Revenues and Other Sources</b>					
<b>Carryforward</b>					
Taylor Morrison Funded Cash	\$ (162,626)	\$ -	\$ -	\$ -	- Required to meet obligations (Cash Added) Funded over Two Fiscal Years (24 & 25)
<b>Cash Available From Prior Year Operations</b>	\$ 65,419	\$ -	\$ -	\$ -	- Cash Available to Fund FY 2025 Operations
<b>Reserves</b>					
Extraordinary Capital/Operations	\$ -	\$ -	\$ 385,191	\$ -	- Reserve Funds applied to Hurricane Milton damage
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 2,067,227	\$ 882,089	\$ 2,067,227	\$ 2,067,227	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	-
<b>Developer Funding</b>					
Carryforward	\$ 162,626	\$ 162,626	\$ 162,626	\$ -	- Completed in FY 2025
Initial Reserve	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	Developer Start up Funding for Reserve (Funded over 4 Years - ending FY 2027)
<b>Cost Share Revenue</b>					
LTR South CDD	\$ -	\$ -	\$ -	\$ 539,335	Funding of shared assets and improvements
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 2,382,646</b>	<b>\$ 1,294,715</b>	<b>\$ 2,865,043</b>	<b>\$ 2,856,562</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Required Statutory Fees (Waived by Board)
<b>Executive</b>					
Professional - Management	\$ 50,000	\$ 25,000	\$ 50,000	\$ 53,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 5,900	\$ 7,400	\$ 7,400	\$ 7,500	Statutory Required Audit Yearly
Accounting Services	\$ 27,000	\$ 13,500	\$ 27,000	\$ 36,000	All Funds
Assessment Roll Preparation	\$ 25,500	\$ 12,750	\$ 25,500	\$ 36,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meetings
Legal Advertising	\$ 2,000	\$ 552	\$ 2,000	\$ 2,000	Statutory Required Legal Advertising
Trustee Services	\$ 17,600	\$ 12,631	\$ 16,878	\$ 17,000	Trustee Fees for Bonds
Dissemination Agent Services	\$ 8,000	\$ -	\$ 6,500	\$ 8,000	Required Reporting for Bonds
Bond Amortization Schedules	\$ -	\$ -	\$ 1,000	\$ 1,000	Required periodically to re-amortize Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	- Fees to place assessment on tax bills
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	-
Postage, Freight & Messenger	\$ 200	\$ 11	\$ 200	\$ 200	Agenda Mailings and other misc mail
Computer Services (Web Site)	\$ 2,000	\$ 300	\$ 2,000	\$ 2,400	Statutory Maintenance of District Web Site
<b>Insurance</b>	\$ 70,000	\$ 28,262	\$ 28,262	\$ 28,962	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 400	\$ 373	\$ 500	\$ 500	Agenda Books and Misc Copies
<b>Rentals and Leases</b>	\$ -	\$ -	\$ -	\$ -	- Meeting Room Rentals
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -	-
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	-
<b>Bank Service Fees</b>	\$ 600	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
<b>Legal Services</b>					

**LT Ranch Community Development District**  
**General Fund - Budget (Line Item)**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
General Counsel	\$ 10,000	\$ 5,729	\$ 15,000	\$ 15,000	District Attorney
Other Services - As Needed	\$ -	\$ -	\$ -	\$ -	District Attorney
<b>Other General Government Services</b>					
Engineering Services	\$ 7,500	\$ 530	\$ 7,500	\$ 7,500	District Engineer
Other Misc Charges-Sarasota County Tax	\$ -	\$ 29	\$ 29	\$ 30	
<b>Sub-Total:</b>	<b>\$ 228,375</b>	<b>\$ 108,742</b>	<b>\$ 191,694</b>	<b>\$ 217,017</b>	
<b>Emergency &amp; Disaster Relief Services</b>					
Hurricane Milton	\$ -	\$ 172,191	\$ 385,191	\$ -	Cleanup/Restoration due to Hurrican Milton (Playground \$188K, Trail Signs \$22K, Shade Structures \$3:
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ 172,191</b>	<b>\$ 385,191</b>	<b>\$ -</b>	
<b>Conservation and Resource Management (Re-Use Community Irrigation Water)</b>					
<b>Re-Use System</b>					
Utility Services					
Re-Use Water (Sarasota County)	\$ 36,450	\$ 17,667	\$ 42,400	\$ 44,520	Rate \$.27/1,000 gallons (max is 712,000/day) Budget estimate inc. to 375,000 from 250,000GPD
Electric	\$ -	\$ 13,212	\$ 31,708	\$ 33,293	(Includes Luna Lane, Summer Night Rd. & Velda Trail Meters)
<b>Repairs and Maintenance</b>					
Irrigation System (Line Distribution)	\$ 12,000	\$ -	\$ 10,000	\$ 12,000	Repair broken main line and valves
Irrigation System (Pump Station)	\$ 16,000	\$ 5,480	\$ 12,480	\$ 14,000	Monitoring and repairs as needed.
<b>Sub-Total:</b>	<b>\$ 64,450</b>	<b>\$ 36,358</b>	<b>\$ 96,588</b>	<b>\$ 103,813</b>	
<b>Stormwater Management Services</b>					
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>					
Professional Services					
Asset Management	\$ 57,200	\$ 19,067	\$ 57,200	\$ 65,000	Field Operations Manager
<b>Repairs &amp; Maintenance</b>					
Aquatic Weed Control	\$ 94,000	\$ 51,822	\$ 89,604	\$ 94,000	Periodic Spraying of Lakes.
Detention Area Maintenance	\$ 4,200	\$ 1,850	\$ 3,700	\$ 3,700	Periodic maintenance of dry detention areas
Midgefly Treatment	\$ -	\$ -	\$ -	\$ 6,000	Periodic treatment for midgeflies
Littoral Shelf Plantings	\$ 4,000		\$ 4,000	\$ 4,000	Periodic replacement of littoral shelf plantings. (Includes Additional Lakes)
Lake Bank Erosion Control	\$ -	\$ -	\$ 7,200	\$ 5,000	Periodic lake bank Erosion Control (Re-sodding)
Control Structures, Catch Basins & Outfalls	\$ 25,000	\$ 2,100	\$ 25,000	\$ 32,000	Inspection/Cleaning of Drainage Structures
<b>Preserve Services</b>					
Wetland Maintenance	\$ 158,900	\$ 16,570	\$ 160,000	\$ 253,000	Preserve Maintenance four (4) times a year. (N6 & N8) new wetland areas were added
Enhancement Area Maintenance	\$ 86,400	\$ 24,450	\$ 97,800	\$ 108,300	Preserve Maintenance six (6) times a year (1) new area added.
Creation Areas Maintenance	\$ 60,900	\$ 3,225	\$ 92,250	\$ 92,250	Preserve Maintenance Added area N8
Shell Path Regrading	\$ 15,000	\$ -	\$ 15,000	\$ 18,000	Yearly Maintenance (Added Areas)
Green Way Trail System	\$ -	\$ -	\$ -	\$ 13,200	Herbicide application 12x per year and trail mainteance 1x per week.
Secondary Drainage System	\$ -	\$ -	\$ -	\$ 8,000	Cleaning of secondary drainage system throughout the greenway.
Green Way Maintenance	\$ 27,600	\$ 3,300	\$ 35,688	\$ 24,000	Landscaping and Maintenance inculding pressure cleaning of sidewalks 1x per year
<b>Contingencies</b>	<b>\$ 9,520</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,229</b>	<b>2% of Repairs and Maintenance Items</b>
<b>Capital Outlay</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>None Required</b>
<b>Sub-Total:</b>	<b>\$ 542,720</b>	<b>\$ 122,384</b>	<b>\$ 587,442</b>	<b>\$ 739,679</b>	

**LT Ranch Community Development District**  
**General Fund - Budget (Line Item)**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
<b>Road &amp; Street Facilities - Lorraine Road/Skye Ranch Blvd./Lattimer St./Luna Lane</b>					
<b>Professional Services</b>					
Asset Management	\$ 28,600	\$ 9,533	\$ 28,600	\$ 35,000	Field Operations Manager
SWFWMD Reporting -Re-Use System	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	Re-Use Reporting periodically for SWFWMD Permit Requirement
<b>Utility Services</b>					
Electric - Street Lights	\$ 10,000	\$ 4,129	\$ 8,258	\$ 8,670	Power Service
Irrigation Water	\$ -	\$ -	\$ -	\$ -	Re-use water moved to GL 5374301
<b>Repairs &amp; Maintenance</b>					
Landscape Maintenance					
Lorraine Blvd	\$ 396,000	\$ 235,833	\$ 562,772	\$ 575,161	Lorraine Road (Added Phase 6 in FY 2025 not originally budgeted)
Skye Ranch Road, Lattimer St. & Luna Lane	\$ 100,000	\$ 56,482	\$ 132,000	\$ 131,999	Skye Ranch Blvd., Lattimer St., & Luna Lane (Contract Expires 25 - going to bid)
Pressure Cleaning	\$ 15,000	\$ 675	\$ 675	\$ 15,000	Yearly Side walks, curbs and gutters pressure cleaning (Luna Lane, & Autumn Breeze, Lorraine Blvd)
Hog Damage	\$ -	\$ -	\$ 1,500	\$ 3,000	Wild Hog Trapping/Removal from Damage to landscaping
Vehicular Damage	\$ 8,000	\$ -	\$ 500	\$ 5,000	Damage from Vehicular Traffic
Tree Trimming	\$ 25,000	\$ -	\$ 16,000	\$ 20,000	Yearly trimming of Branches (Adding Hardwoods for FY 2025)
Landscape Replacements	\$ 24,000	\$ 938	\$ 1,000	\$ 24,000	Yearly replacements of plants as needed
Mulch Installation	\$ 40,000	\$ 11,005	\$ 35,483	\$ 40,000	One (1) full mulch yearly and 1 touch up (Added Phase 6 Lorraine Blvd)
Annuals	\$ 25,000	\$ 15,721	\$ 25,000	\$ 25,000	Four (4) times per year
Roadway Lighting	\$ 5,000	\$ -	\$ 7,000	\$ 5,000	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	\$ 5,000	\$ 5,369	\$ 8,000	\$ 15,000	Periodic repairs as needed
Contingencies	\$ 12,860	\$ 659	\$ 659	\$ 17,183	2% of Repairs and Maintenance
<b>Capital Outlay</b>	\$ -	\$ -	\$ -	\$ -	N/A for FY 2026
<b>Sub-Total:</b>	<b>\$ 697,460</b>	<b>\$ 340,343</b>	<b>\$ 830,447</b>	<b>\$ 923,014</b>	
<b>Community Park (CP1 - Turner Park)</b>					
<b>Professional Services</b>					
Asset Management	\$ 25,800	\$ 8,600	\$ 25,800	\$ 30,000	Field Operations Manager
Park Staffing	\$ 43,120	\$ -	\$ -	\$ -	P/T Operations 3 times per week (Not Anticipated)
<b>Utility Services</b>					
Electric					
Snack Shack Lighting	\$ 5,000	\$ 353	\$ 847	\$ 889	Electric
<b>Water and Sewer</b>					
Snack Shack - Utilities	\$ 4,000	\$ 976	\$ 1,952	\$ 2,050	Restrooms
<b>Repairs &amp; Maintenance</b>					
Sand Replacment	\$ 2,000	\$ -	\$ 400	\$ 2,000	Playground and volleyball Court (once per year)
Gate Repairs and Maintenance	\$ -	\$ -	\$ -	\$ 3,000	Preventitive Maint. & Repairs as needed to the security gates
Pressure Cleaning	\$ -	\$ -	\$ -	\$ 18,000	Pressure clean sidewalks tennis and basketball courts, building, and playground 1x per year
Janitorial	\$ 51,000	\$ 19,985	\$ 47,964	\$ 54,000	Daily Cleaning from three (3) times a week Restroom Cleaning, Trash Removal & Restroom Supplies

**LT Ranch Community Development District**  
**General Fund - Budget (Line Item)**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
<b>Landscaping Maintenance</b>					
Turner Park - Playground, Dog Park & Sports Field	\$ 242,600	\$ 105,202	\$ 254,133	\$ 266,840	42 event (Mowing, edging, and Weedeating)
<b>Irrigation</b>					
Line Distribution System	\$ 2,000	\$ 1,335	\$ 2,000	\$ 2,000	Periodic repair as needed
<b>Mulch Installation</b>					
Park Excluding Playground Areas	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Two (2) times per year
ADA Compliant Mulch for Playground Areas	\$ 1,500	\$ -	\$ 4,000	\$ 2,500	Two (2) time per year
<b>Landscape Replacements</b>	\$ 8,000	\$ -	\$ 8,000	\$ 8,000	Around Playground and Amenity Center (as needed)
<b>Snack Shack</b>					
Building Maintenance	\$ 2,000	\$ 600	\$ 2,000	\$ 2,000	Maintenance as needed
Miscellaneous Repairs	\$ 5,000	\$ 100	\$ 5,000	\$ 5,000	Maintenance as needed
<b>Playground</b>					
Miscellaneous Repairs	\$ 8,000	\$ 2,215	\$ 8,000	\$ 8,000	Inspection and repairs
<b>Dog Park</b>					
Miscellaneous Repairs	\$ 5,000	\$ -	\$ 2,500	\$ 5,000	Inspection and repairs
<b>Outdoor Sports Fields</b>					
Outdoor Sports Fields Expense	\$ 6,000	\$ 3,250	\$ 6,000	\$ 6,000	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	\$ 3,500	\$ 400	\$ 1,400	\$ 3,500	As needed.
<b>Contingencies</b>	\$ 23,247	\$ 685	\$ 685	\$ 11,382	3% of Repairs and Maintenance
<b>Capital Outlay</b>					
<b>Sub-Total:</b>	<b>\$ 443,767</b>	<b>\$ 143,700</b>	<b>\$ 376,682</b>	<b>\$ 436,161</b>	
<b>Reserves</b>					
Extraordinary Capital/Operations	\$ 250,000	\$ -	\$ 250,000	\$ 250,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 155,874	\$ -	\$ 132,418	\$ 186,878	Discounts property Owners can reduce assessment by (up to 4%) by paying in November, and Tax Collector and Property Appraiser Fees
<b>Total Appropriations</b>	<b>\$ 2,382,646</b>	<b>\$ 923,719</b>	<b>\$ 2,850,460</b>	<b>\$ 2,856,562</b>	

LT Ranch Community Development District  
General Fund - Budget (Line Item)  
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
<b>Fund Balances:</b>					
<b>Change from Current Year Operations</b>	\$ (0)	\$ 370,996	\$ 14,583	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning/Anticipated at October 1st</b>	\$ 589,056		\$ 589,056	\$ 468,448	
Fiscal Year Additions to Fund	\$ 250,000		\$ 250,000	\$ 250,000	
Fiscal Year Expenditures from Fund	\$ (65,419)		\$ (385,191)	\$ -	
<b>Fund Balance - Ending/Anticipated at September 30th</b>	<u>\$ 773,637</u>		<u>\$ 468,448</u>	<u>\$ 718,448</u>	
<b>Fund Balance - Allocations</b>	\$ -				
Extraordinary Capital/Operations Reserve	\$ 448,385		\$ 143,196	\$ 393,196	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 325,252		\$ 325,252	\$ 325,252	Cash Required to Meet Operating Requirements
<b>Total Fund Balance</b>	<u>\$ 773,637</u>		<u>\$ 468,448</u>	<u>\$ 718,448</u>	

Assessment Rate					
Product Type	FY 2025	EAU Factor	# of Units	Total EAU	FY 2026
Single Family 30' - 39'	\$ 1,228.44	0.80	136	108.80	\$ 1,228.44
Single Family 40' - 49'	\$ 1,305.21	0.85	305	259.25	\$ 1,305.21
Single Family 50' - 59'	\$ 1,381.99	0.90	444	399.60	\$ 1,381.99
Single Family 60' - 69'	\$ 1,535.54	1.00	223	223.00	\$ 1,535.54
Single Family 70' - 79'	\$ 1,689.10	1.10	68	74.80	\$ 1,689.10
Single Family 90' & up	\$ 1,842.65	1.20	24	28.80	\$ 1,842.65
Workforce - Family	\$ 1,074.88	0.70	360	252.00	\$ 1,074.88
<b>Total:</b>			<b>1,560</b>	<b>1,346.25</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019 Bonds - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 22,697	\$ 9,142	\$ 21,941	\$ 20,844
Revenue Account	\$ 23,410	\$ 8,851	\$ 21,243	\$ 20,181
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account		\$ -	\$ -	
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 1,022,652	\$ 425,131	\$ 1,022,652	\$ 1,022,652
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	
<b>Debt Proceeds</b>				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,068,758</b>	<b>\$ 443,124</b>	<b>\$ 1,065,836</b>	<b>\$ 1,063,677</b>

**Expenditures and Other Uses**

**Debt Service**

Principal Debt Service - Mandatory	\$ 355,000	\$ -	\$ 355,000	\$ 365,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 601,260	\$ 300,045	\$ 600,090	\$ 589,440

**Other Fees and Charges**

Discounts for Early Payment	\$ 66,906	\$ -	\$ 66,906	\$ 66,906
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,023,166</b>	<b>\$ 300,045</b>	<b>\$ 1,021,996</b>	<b>\$ 1,021,346</b>

<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 45,592</b>	<b>\$ 143,079</b>	<b>\$ 43,840</b>	<b>\$ 42,331</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,016,541</b>	<b>\$ 1,016,541</b>	<b>\$ 1,016,541</b>	<b>\$ 1,060,381</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,062,133</b>	<b>\$ 1,159,621</b>	<b>\$ 1,060,381</b>	<b>\$ 1,102,712</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 476,850
Restricted for November 1, 2026 Interest Payment	\$ 288,515
<b>Total - Restricted Fund Balance:</b>	<b>\$ 765,365</b>

Product Type	Number of Units	FY 2025 Rate	FY 2026 Rate
Single Family 30' - 39'	108	\$ 1,214.82	\$ 1,214.81
Single Family 40' - 49'	179	\$ 1,290.74	\$ 1,290.74
Single Family 50' - 59'	248	\$ 1,366.67	\$ 1,366.67
Single Family 60' - 69'	140	\$ 1,518.52	\$ 1,518.55
Single Family 70' - 79'	39	\$ 1,670.37	\$ 1,670.39
Single Family 90' & up	24	\$ 1,822.23	\$ 1,822.22
Workforce - Family	0	There are no Debt Assessments on this Product	
<b>Total:</b>	<b>738</b>		

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 16,735,000	Varies			
11/1/2023				\$ 305,805.00	\$ 951,635	\$ 15,760,000
5/1/2024	25000	\$ 345,000	3.00%	\$ 305,805.00		
11/1/2024	5000			\$ 300,045.00	\$ 950,850	\$ 15,385,000
5/1/2025		\$ 355,000	3.00%	\$ 300,045.00		
11/1/2025				\$ 294,720.00	\$ 949,765	\$ 15,030,000
5/1/2026		\$ 365,000	3.40%	\$ 294,720.00		
11/1/2026				\$ 288,515.00	\$ 948,235	\$ 14,665,000
5/1/2027		\$ 380,000	3.40%	\$ 288,515.00		
11/1/2027				\$ 282,055.00	\$ 950,570	\$ 14,285,000
5/1/2028		\$ 390,000	3.40%	\$ 282,055.00		
11/1/2028				\$ 275,425.00	\$ 947,480	\$ 13,895,000
5/1/2029		\$ 405,000	3.40%	\$ 275,425.00		
11/1/2029				\$ 268,540.00	\$ 948,965	\$ 13,490,000
5/1/2030		\$ 420,000	3.40%	\$ 268,540.00		
11/1/2030				\$ 261,400.00	\$ 949,940	\$ 13,070,000
5/1/2031		\$ 435,000	4.00%	\$ 261,400.00		
11/1/2031				\$ 252,700.00	\$ 949,100	\$ 12,635,000
5/1/2032		\$ 455,000	4.00%	\$ 252,700.00		
11/1/2032				\$ 243,600.00	\$ 951,300	\$ 12,180,000
5/1/2033		\$ 470,000	4.00%	\$ 243,600.00		
11/1/2033				\$ 234,200.00	\$ 947,800	\$ 11,710,000
5/1/2034		\$ 490,000	4.00%	\$ 234,200.00		
11/1/2034				\$ 224,400.00	\$ 948,600	\$ 11,220,000
5/1/2035		\$ 510,000	4.00%	\$ 224,400.00		
11/1/2035				\$ 214,200.00	\$ 948,600	\$ 10,710,000
5/1/2036		\$ 530,000	4.00%	\$ 214,200.00		
11/1/2036				\$ 203,600.00	\$ 947,800	\$ 10,180,000
5/1/2037		\$ 555,000	4.00%	\$ 203,600.00		
11/1/2037				\$ 192,500.00	\$ 951,100	\$ 9,625,000
5/1/2038		\$ 575,000	4.00%	\$ 192,500.00		
11/1/2038				\$ 181,000.00	\$ 948,500	\$ 9,050,000
5/1/2039		\$ 600,000	4.00%	\$ 181,000.00		
11/1/2039				\$ 169,000.00	\$ 950,000	\$ 8,450,000
5/1/2040		\$ 625,000	4.00%	\$ 169,000.00		
11/1/2040				\$ 156,500.00	\$ 950,500	\$ 7,825,000
5/1/2041		\$ 650,000	4.00%	\$ 156,500.00		
11/1/2041				\$ 143,500.00	\$ 950,000	\$ 7,175,000
5/1/2042		\$ 675,000	4.00%	\$ 143,500.00		
11/1/2042				\$ 130,000.00	\$ 948,500	\$ 6,500,000
5/1/2043		\$ 705,000	4.00%	\$ 130,000.00		
11/1/2043				\$ 115,900.00	\$ 950,900	\$ 5,795,000
5/1/2044		\$ 730,000	4.00%	\$ 115,900.00		
11/1/2044				\$ 101,300.00	\$ 947,200	\$ 5,065,000
5/1/2045		\$ 760,000	4.00%	\$ 101,300.00		

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2045				\$ 86,100.00	\$ 947,400	\$ 4,305,000
5/1/2046		\$ 795,000	4.00%	\$ 86,100.00		
11/1/2046				\$ 70,200.00	\$ 951,300	\$ 3,510,000
5/1/2047		\$ 825,000	4.00%	\$ 70,200.00		
11/1/2047				\$ 53,700.00	\$ 948,900	\$ 2,685,000
5/1/2048		\$ 860,000	4.00%	\$ 53,700.00		
11/1/2048				\$ 36,500.00	\$ 950,200	\$ 1,825,000
5/1/2049		\$ 895,000	4.00%	\$ 36,500.00		
11/1/2049				\$ 18,600.00	\$ 950,100	\$ 930,000
5/1/2050		\$ 930,000	4.00%	\$ 18,600.00		



**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward		\$ -	\$ -	
Interest Income				
Reserve Account	\$ 4,050	\$ 1,635	\$ 3,925	\$ 3,728
Revenue Account	\$ -	\$ 1	\$ 3	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 27	\$ 66	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 183,003	\$ 77,897	\$ 183,003	\$ 183,003
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -	\$ -	\$ -	\$ -
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 187,053</b>	<b>\$ 79,561</b>	<b>\$ 186,996</b>	<b>\$ 186,731</b>
<b>Expenditures and Other Uses</b>				
Debt Service				
Principal Debt Service - Mandatory	\$ 35,000	\$ -	\$ 35,000	\$ 35,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 135,598	\$ 67,799	\$ 135,598	\$ 133,778
Other Fees and Charges				
Discounts for Early Payment	\$ 8,007	\$ -	\$ 8,007	\$ 8,007
<b>Total Expenditures and Other Uses</b>	<b>\$ 178,605</b>	<b>\$ 67,799</b>	<b>\$ 178,605</b>	<b>\$ 176,785</b>
Net Increase/(Decrease) in Fund Balance	\$ 8,448	\$ 11,762	\$ 8,391	\$ 9,946
Fund Balance - Beginning	\$ 177,774	\$ 177,774	\$ 177,774	\$ 186,165
Fund Balance - Ending	<b>\$ 984,675</b>	<b>\$ 189,537</b>	<b>\$ 186,165</b>	<b>\$ 196,112</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 85,090
Restricted for November 1, 2026 Interest Payment	\$ 65,979
<b>Total - Restricted Fund Balance:</b>	<b>\$ 151,069</b>

Product Type	Number of Units	Rate FY 2025	Rate FY 2026
Single Family 30' - 39'	22	\$ 898.17	\$ 898.17
Single Family 40' - 49'	0	\$ -	\$ -
Single Family 50' - 59'	77	\$ 1,010.45	\$ 1,010.45
Single Family 60' - 69'	62	\$ 1,122.72	\$ 1,122.72
Single Family 70' - 79'	12	\$ 1,234.99	\$ 1,234.99
Single Family 90' & up	0	\$ -	\$ -
Workforce - Family	0	No Assessments on Workforce	
<b>Total:</b>	<b>173</b>		

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 2,380,000	Varies			
5/1/2023				\$ 51,815.06		
11/1/2023				\$ 68,578.75	\$ 120,394	\$ 2,380,000
5/1/2024		\$ 30,000	5.20%	\$ 68,578.75		
11/1/2024				\$ 67,798.75	\$ 166,378	\$ 2,350,000
5/1/2025		\$ 35,000	5.20%	\$ 67,798.75		
11/1/2025				\$ 66,888.75	\$ 169,688	\$ 2,315,000
5/1/2026		\$ 35,000	5.20%	\$ 66,888.75		
11/1/2026				\$ 65,978.75	\$ 167,868	\$ 2,280,000
5/1/2027		\$ 35,000	5.20%	\$ 65,978.75		
11/1/2027				\$ 65,068.75	\$ 166,048	\$ 2,245,000
5/1/2028		\$ 40,000	5.30%	\$ 65,068.75		
11/1/2028				\$ 64,008.75	\$ 169,078	\$ 2,205,000
5/1/2029		\$ 40,000	5.30%	\$ 64,008.75		
11/1/2029				\$ 62,948.75	\$ 166,958	\$ 2,165,000
5/1/2030		\$ 45,000	5.30%	\$ 62,948.75		
11/1/2030				\$ 61,756.25	\$ 169,705	\$ 2,120,000
5/1/2031		\$ 45,000	5.30%	\$ 61,756.25		
11/1/2031				\$ 60,563.75	\$ 167,320	\$ 2,075,000
5/1/2032		\$ 50,000	5.30%	\$ 60,563.75		
11/1/2032				\$ 59,238.75	\$ 169,803	\$ 2,025,000
5/1/2033		\$ 50,000	5.75%	\$ 59,238.75		
11/1/2033				\$ 57,801.25	\$ 167,040	\$ 1,975,000
5/1/2034		\$ 55,000	5.75%	\$ 57,801.25		
11/1/2034				\$ 56,220.00	\$ 169,021	\$ 1,920,000
5/1/2035		\$ 55,000	5.75%	\$ 56,220.00		
11/1/2035				\$ 54,638.75	\$ 165,859	\$ 1,865,000
5/1/2036		\$ 60,000	5.75%	\$ 54,638.75		
11/1/2036				\$ 52,913.75	\$ 167,553	\$ 1,805,000
5/1/2037		\$ 65,000	5.75%	\$ 52,913.75		
11/1/2037				\$ 51,045.00	\$ 168,959	\$ 1,740,000
5/1/2038		\$ 70,000	5.75%	\$ 51,045.00		
11/1/2038				\$ 49,032.50	\$ 170,078	\$ 1,670,000
5/1/2039		\$ 70,000	5.75%	\$ 49,032.50		
11/1/2039				\$ 47,020.00	\$ 166,053	\$ 1,600,000
5/1/2040		\$ 75,000	5.75%	\$ 47,020.00		
11/1/2040				\$ 44,863.75	\$ 166,884	\$ 1,525,000
5/1/2041		\$ 80,000	5.75%	\$ 44,863.75		
11/1/2041				\$ 42,563.75	\$ 167,428	\$ 1,445,000
5/1/2042		\$ 85,000	5.75%	\$ 42,563.75		
11/1/2042				\$ 40,120.00	\$ 167,684	\$ 1,360,000
5/1/2043		\$ 90,000	5.90%	\$ 40,120.00		
11/1/2043				\$ 37,465.00	\$ 167,585	\$ 1,270,000

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2044		\$ 95,000	5.90%	\$ 37,465.00		
11/1/2044				\$ 34,662.50	\$ 167,128	\$ 1,175,000
5/1/2045		\$ 100,000	5.90%	\$ 34,662.50		
11/1/2045				\$ 31,712.50	\$ 166,375	\$ 1,075,000
5/1/2046		\$ 110,000	5.90%	\$ 31,712.50		
11/1/2046				\$ 28,467.50	\$ 170,180	\$ 965,000
5/1/2047		\$ 115,000	5.90%	\$ 28,467.50		
11/1/2047				\$ 25,075.00	\$ 168,543	\$ 850,000
5/1/2048		\$ 120,000	5.90%	\$ 25,075.00		
11/1/2048				\$ 21,535.00	\$ 166,610	\$ 730,000
5/1/2049		\$ 130,000	5.90%	\$ 21,535.00		
11/1/2049				\$ 17,700.00	\$ 169,235	\$ 600,000
5/1/2050		\$ 135,000	5.90%	\$ 17,700.00		
11/1/2050				\$ 13,717.50	\$ 166,418	\$ 465,000
5/1/2051		\$ 145,000	5.90%	\$ 13,717.50		
11/1/2051				\$ 9,440.00	\$ 168,158	\$ 320,000
5/1/2052		\$ 155,000	5.90%	\$ 9,440.00		
11/1/2052				\$ 4,867.50	\$ 169,308	\$ 165,000
5/1/2053		\$ 165,000	5.90%	\$ 4,867.50		

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-IIA (Phase IIA Assessment Area) Bonds - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 21,855	\$ 8,825	\$ 21,179	\$ 20,120
Revenue Account	\$ -	\$ 6	\$ 15	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account	\$ 6,250	\$ 2	\$ 5	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 986,846	\$ 409,712	\$ 986,846	\$ 986,846
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Reserve Account Deposit	\$ -			\$ -
Capitalized Interest thru 11/1/2024	\$ -			\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,014,952</b>	<b>\$ 418,544</b>	<b>\$ 1,008,044</b>	<b>\$ 1,006,966</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 195,000	\$ -	\$ 195,000	\$ 205,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 725,895	\$ 362,948	\$ 725,895	\$ 716,145
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 65,785	\$ -	\$ 65,785	\$ 65,785
<b>Total Expenditures and Other Uses</b>	<b>\$ 986,680</b>	<b>\$ 362,948</b>	<b>\$ 986,680</b>	<b>\$ 986,930</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 28,271	\$ 55,597	\$ 21,364	\$ 20,036
<b>Fund Balance - Beginning</b>	\$ 914,156	\$ 914,156	\$ 914,156	\$ 935,520
<b>Fund Balance - Ending</b>	<b>\$ 942,427</b>	<b>\$ 969,752</b>	<b>\$ 935,520</b>	<b>\$ 955,556</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 459,173	
Restricted for November 1, 2026 Interest Payment			\$ 352,948	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 812,120</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-2 (Phase IIA Assessment Area) Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 13,280,000	Varies			
5/1/2023				\$ 277,721.44		
11/1/2023				\$ 367,572.50	\$ 640,669	\$ 13,280,000
5/1/2024	\$	185,000	5.00%	\$ 367,572.50		
11/1/2024				\$ 362,947.50	\$ 906,020	\$ 13,095,000
5/1/2025	\$	195,000	5.00%	\$ 362,947.50		
11/1/2025				\$ 358,072.50	\$ 906,020	\$ 12,900,000
5/1/2026	\$	205,000	5.00%	\$ 358,072.50		
11/1/2026				\$ 352,947.50	\$ 905,520	\$ 12,695,000
5/1/2027	\$	215,000	5.00%	\$ 352,947.50		
11/1/2027				\$ 347,572.50	\$ 904,520	\$ 12,480,000
5/1/2028	\$	225,000	5.00%	\$ 347,572.50		
11/1/2028				\$ 341,947.50	\$ 903,020	\$ 12,255,000
5/1/2029	\$	235,000	5.00%	\$ 341,947.50		
11/1/2029				\$ 336,072.50	\$ 900,895	\$ 12,020,000
5/1/2030	\$	250,000	5.00%	\$ 336,072.50		
11/1/2030				\$ 329,822.50	\$ 903,145	\$ 11,770,000
5/1/2031	\$	260,000	5.00%	\$ 329,822.50		
11/1/2031				\$ 323,322.50	\$ 899,770	\$ 11,510,000
5/1/2032	\$	275,000	5.00%	\$ 323,322.50		
11/1/2032				\$ 316,447.50	\$ 899,920	\$ 11,235,000
5/1/2033	\$	290,000	5.50%	\$ 316,447.50		
11/1/2033				\$ 308,472.50	\$ 898,558	\$ 10,945,000
5/1/2034	\$	305,000	5.50%	\$ 308,472.50		
11/1/2034				\$ 300,085.00	\$ 896,233	\$ 10,640,000
5/1/2035	\$	325,000	5.50%	\$ 300,085.00		
11/1/2035				\$ 291,147.50	\$ 897,945	\$ 10,315,000
5/1/2036	\$	340,000	5.50%	\$ 291,147.50		
11/1/2036				\$ 281,797.50	\$ 893,695	\$ 9,975,000
5/1/2037	\$	360,000	5.50%	\$ 281,797.50		
11/1/2037				\$ 271,897.50	\$ 893,345	\$ 9,615,000
5/1/2038	\$	380,000	5.50%	\$ 271,897.50		
11/1/2038				\$ 261,447.50	\$ 911,895	\$ 9,235,000
5/1/2039	\$	400,000	5.50%	\$ 261,447.50		
11/1/2039				\$ 250,447.50	\$ 914,208	\$ 8,835,000
5/1/2040	\$	425,000	5.50%	\$ 250,447.50		
11/1/2040				\$ 238,760.00	\$ 915,145	\$ 8,410,000
5/1/2041	\$	450,000	5.50%	\$ 238,760.00		
11/1/2041				\$ 226,385.00	\$ 914,708	\$ 7,960,000
5/1/2042	\$	475,000	5.50%	\$ 226,385.00		
11/1/2042				\$ 213,322.50	\$ 912,395	\$ 7,485,000
5/1/2043	\$	500,000	5.70%	\$ 213,322.50		
11/1/2043				\$ 199,072.00	\$ 917,897	\$ 6,985,000

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-2 (Phase IIA Assessment Area) Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2044		\$ 535,000	5.70%	\$ 199,072.00		
11/1/2044				\$ 183,825.00	\$ 916,548	\$ 6,450,000
5/1/2045		\$ 565,000	5.70%	\$ 183,825.00		
11/1/2045				\$ 167,722.50	\$ 918,345	\$ 5,885,000
5/1/2046		\$ 600,000	5.70%	\$ 167,722.50		
11/1/2046				\$ 150,622.50	\$ 918,148	\$ 5,285,000
5/1/2047		\$ 635,000	5.70%	\$ 150,622.50		
11/1/2047				\$ 132,525.00	\$ 915,955	\$ 4,650,000
5/1/2048		\$ 670,000	5.70%	\$ 132,525.00		
11/1/2048				\$ 113,430.00	\$ 916,625	\$ 3,980,000
5/1/2049		\$ 710,000	5.70%	\$ 113,430.00		
11/1/2049				\$ 93,195.00	\$ 915,015	\$ 3,270,000
5/1/2050		\$ 750,000	5.70%	\$ 93,195.00		
11/1/2050				\$ 71,820.00	\$ 911,125	\$ 2,520,000
5/1/2051		\$ 790,000	5.70%	\$ 71,820.00		
11/1/2051				\$ 49,305.00	\$ 914,670	\$ 1,730,000
5/1/2052		\$ 840,000	5.70%	\$ 49,305.00		
11/1/2052				\$ 25,365.00	\$ 915,365	\$ 890,000
5/1/2053		\$ 890,000	5.70%	\$ 25,365.00		

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2024**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 05/10/2024	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 5,170	\$ 8,863	\$ 7,977
Revenue Account	\$ -	\$ 530	\$ 908	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 1,742	\$ 2,987	\$ 2,688
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 575,619	\$ 239,499	\$ 575,619	\$ 575,619
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -	\$ -	\$ -	\$ -
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 575,619</b>	<b>\$ 246,941</b>	<b>\$ 588,377</b>	<b>\$ 586,284</b>
<b>Expenditures and Other Uses</b>				
Debt Service				
Principal Debt Service - Mandatory	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 419,708	\$ 204,473	\$ 419,708	\$ 425,355
Transfers Out	\$ -	\$ 11,722	\$ 11,722	\$ -
Other Fees and Charges				
Discounts for Early Payment	\$ 37,080	\$ -	\$ 37,080	\$ 37,825
<b>Total Expenditures and Other Uses</b>	<b>\$ 566,788</b>	<b>\$ 216,195</b>	<b>\$ 578,510</b>	<b>\$ 578,180</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 8,831</b>	<b>\$ 30,746</b>	<b>\$ 9,867</b>	<b>\$ 8,104</b>
<b>Fund Balance - Beginning</b>	<b>\$ 481,220</b>	<b>\$ 481,220</b>	<b>\$ 481,220</b>	<b>\$ 491,087</b>
<b>Fund Balance - Ending</b>	<b>\$ 490,051</b>	<b>\$ 511,966</b>	<b>\$ 491,087</b>	<b>\$ 499,191</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ -
Restricted for November 1, 2026 Interest Payment	\$ 212,678
<b>Total - Restricted Fund Balance:</b>	<b>\$ 212,678</b>

Description of Product Type	FY 2025	FY 2026
Single Family 30' - 39'	\$ -	\$ -
Single Family 40' - 49'	\$ -	\$ 2,820.85
Single Family 50' - 59'	\$ -	\$ 2,986.78
Single Family 60' - 69'	\$ -	\$ -
Single Family 70' - 79'	\$ -	\$ -
Single Family 90' and up	\$ -	\$ -
Workforce - Multi Family (5)	\$ -	\$ -

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2024 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,705,000	Varies			
11/1/2024				\$ 204,473.25	\$ 204,473	\$ 7,705,000
5/1/2025		\$ 110,000	4.65%	\$ 215,235.00		
11/1/2025				\$ 212,677.50	\$ 532,681	\$ 7,595,000
5/1/2026		\$ 115,000	4.65%	\$ 212,677.50		
11/1/2026				\$ 210,003.75	\$ 532,218	\$ 7,480,000
5/1/2027		\$ 120,000	4.65%	\$ 210,003.75		
11/1/2027				\$ 207,213.75	\$ 531,521	\$ 7,360,000
5/1/2028		\$ 125,000	4.65%	\$ 207,213.75		
11/1/2028				\$ 204,307.50	\$ 530,593	\$ 7,235,000
5/1/2029		\$ 130,000	4.65%	\$ 204,307.50		
11/1/2029				\$ 201,285.00	\$ 529,431	\$ 7,105,000
5/1/2030		\$ 135,000	4.65%	\$ 201,285.00		
11/1/2030				\$ 198,146.25	\$ 527,921	\$ 6,970,000
5/1/2031		\$ 145,000	4.65%	\$ 198,146.25		
11/1/2031				\$ 194,775.00	\$ 530,425	\$ 6,825,000
5/1/2032		\$ 150,000	5.50%	\$ 194,775.00		
11/1/2032				\$ 190,650.00	\$ 526,900	\$ 6,675,000
5/1/2033		\$ 160,000	5.50%	\$ 190,650.00		
11/1/2033				\$ 186,250.00	\$ 527,825	\$ 6,515,000
5/1/2034		\$ 170,000	5.50%	\$ 186,250.00		
11/1/2034				\$ 181,575.00	\$ 528,338	\$ 6,345,000
5/1/2035		\$ 175,000	5.50%	\$ 181,575.00		
11/1/2035				\$ 176,762.50	\$ 523,438	\$ 6,170,000
5/1/2036		\$ 185,000	5.50%	\$ 176,762.50		
11/1/2036				\$ 171,675.00	\$ 522,850	\$ 5,985,000
5/1/2037		\$ 200,000	5.50%	\$ 171,675.00		
11/1/2037				\$ 166,175.00	\$ 526,575	\$ 5,785,000
5/1/2038		\$ 210,000	5.50%	\$ 166,175.00		
11/1/2038				\$ 160,400.00	\$ 534,750	\$ 5,575,000
5/1/2039		\$ 220,000	5.50%	\$ 160,400.00		
11/1/2039				\$ 154,350.00	\$ 537,238	\$ 5,355,000
5/1/2040		\$ 235,000	5.50%	\$ 154,350.00		
11/1/2040				\$ 147,887.50	\$ 534,038	\$ 5,120,000
5/1/2041		\$ 245,000	5.50%	\$ 147,887.50		
11/1/2041				\$ 141,150.00	\$ 535,150	\$ 4,875,000
5/1/2042		\$ 260,000	5.50%	\$ 141,150.00		
11/1/2042				\$ 134,000.00	\$ 535,438	\$ 4,615,000
5/1/2043		\$ 275,000	5.50%	\$ 134,000.00		
11/1/2043				\$ 126,437.50	\$ 534,900	\$ 4,340,000
5/1/2044		\$ 290,000	5.50%	\$ 126,437.50		
11/1/2044				\$ 118,462.50	\$ 533,004	\$ 4,050,000
5/1/2045		\$ 305,000	5.85%	\$ 118,462.50		



**LT Ranch Community Development District**  
**Debt Service Fund - Series 2024 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2045				\$ 109,541.25	\$ 534,576	\$ 3,745,000
5/1/2046		\$ 325,000	5.85%	\$ 109,541.25		
11/1/2046				\$ 100,035.00	\$ 534,979	\$ 3,420,000
5/1/2047		\$ 345,000	5.85%	\$ 100,035.00		
11/1/2047				\$ 89,943.75	\$ 534,211	\$ 3,075,000
5/1/2048		\$ 365,000	5.85%	\$ 89,943.75		
11/1/2048				\$ 79,267.50	\$ 537,128	\$ 2,710,000
5/1/2049		\$ 390,000	5.85%	\$ 79,267.50		
11/1/2049				\$ 67,860.00	\$ 533,728	\$ 2,320,000
5/1/2050		\$ 410,000	5.85%	\$ 67,860.00		
11/1/2050				\$ 55,867.50	\$ 534,011	\$ 1,910,000
5/1/2051		\$ 435,000	5.85%	\$ 55,867.50		
11/1/2051				\$ 43,143.75	\$ 537,686	\$ 1,475,000
5/1/2052		\$ 465,000	5.85%	\$ 43,143.75		
11/1/2052				\$ 29,542.50	\$ 519,543	\$ 1,010,000
5/1/2053		\$ 490,000	5.85%	\$ 29,542.50		
11/1/2053				\$ 15,210.00	\$ 535,210	\$ 520,000
5/1/2054		\$ 520,000	5.85%	\$ 15,210.00		
11/1/2054				\$ -	\$ -	\$ -

## **RESOLUTION 2025-18**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

#### **RECITALS**

**WHEREAS**, the LT Ranch Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Sarasota County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” the Budget; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

## RESOLUTION 2025-18

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

**WHEREAS**, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

**WHEREAS**, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Sarasota County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Sarasota County Property Appraiser.

**Direct Bill Assessments.** Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

## RESOLUTION 2025-18

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

**Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, as authorized to be prepared by the District Manager, is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the LT Ranch Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

**RESOLUTION 2025-18**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**PASSED AND ADOPTED** by the Board of Supervisors of the LT Ranch Community Development District, Sarasota County, Florida, this 8<sup>th</sup> day of July 2025.

**ATTEST:**

**LT RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

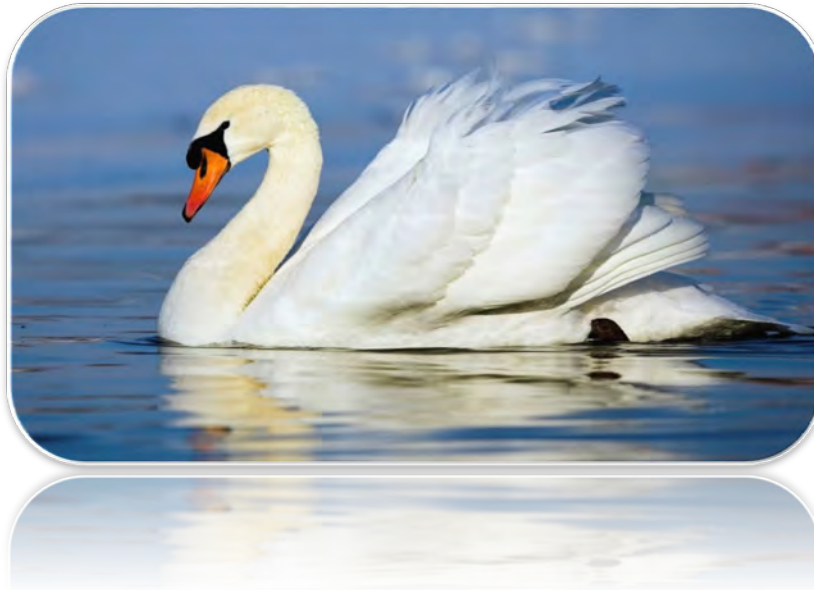
\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairperson

**Exhibit A:**      Fiscal Year 2026 Adopted Budget

# LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2026

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### PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**LT Ranch Community Development District**  
**Fiscal Year 2026 - Budget Summary**

Description	Fiscal Year 2025 (Budget)	Fiscal Year 2025 (Anticipated)	Fiscal Year 2026	Description
<b>Revenues and Other Sources</b>				
Carryforward	\$ (97,207)	\$ -	\$ -	- Funds Cash Until Assessments Rec'd
Extraordinary Capital/Operations	\$ -	\$ 385,191	\$ -	- Reserve Funds applied to Hurricane Milton damage
Assessments - On-Roll	\$ 2,067,227	\$ 2,067,227	\$ 2,067,227	Funds from Property Owner's
Developer Funding	\$ 162,626	\$ 162,626	\$ 250,000	Funds from Taylor Morrison
LTR South Cost Share	\$ -	\$ -	\$ 539,335	
<b>Total Revenue:</b>	<b>\$ 2,132,646</b>	<b>\$ 2,615,043</b>	<b>\$ 2,856,562</b>	
<b>Appropriations</b>				
Admin./Engineering/Legal	\$ 228,375	\$ 191,694	\$ 217,017	Overall Administration
Hurricane Milton	\$ -	\$ 385,191	\$ -	- Hurricane Milton
Re-Use Water (Irrigation)	\$ 64,450	\$ 96,588	\$ 103,813	Re-Use Water Cost/Operations
Stormwater Management System	\$ 542,720	\$ 587,442	\$ 739,679	Lakes and Wetland Maintenance
Road & Street Facilities - Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane	\$ 697,460	\$ 830,447	\$ 923,014	Lorraine Road/Skye Ranch Blvd./Latimer St./Luna Lane
Community Park (CP1 - Turner Park)	\$ 443,767	\$ 376,682	\$ 436,161	Operations (No Programming)
Reserves/Fees	\$ 405,874	\$ 382,418	\$ 436,878	\$250k Reserve, Plus Discounts/Fees from Cty.
<b>Total Expenses:</b>	<b>\$ 2,382,646</b>	<b>\$ 2,850,460</b>	<b>\$ 2,856,562</b>	
<b>Change from Current Year Operations</b>		<b>\$ 14,583</b>		
<b>Fund Balance - Beginning/Anticipated at October 1st</b>	\$ 589,056	\$ 143,196	\$ 468,448	0
Fiscal Year Additions to Fund	\$ 250,000	\$ 250,000	\$ 250,000	
Fiscal Year Expenditures from Fund	\$ (65,419)	\$ (385,191)	\$ -	
<b>Fund Balance - Ending/Anticipated at September 30th</b>	<b>\$ 773,637</b>	<b>\$ 468,448</b>	<b>\$ 718,448</b>	
<b>Fund Balance - Allocations</b>				
Extraordinary Capital/Operations Reserve	\$ 448,385	\$ 143,196	\$ 393,196	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 325,252	\$ 325,252	\$ 325,252	Cash Required to Meet Operating Requirements
<b>Total Fund Balance</b>	<b>\$ 773,637</b>	<b>\$ 468,448</b>	<b>\$ 718,448</b>	

Summary of Assessmnt Rates				
Product Type	Assessment Rate			FY 2026
	FY 2025			
Single Family 30' - 39'	\$	1,228.44		\$ 1,228.44
Single Family 40' - 49'	\$	1,305.21		\$ 1,305.21
Single Family 50' - 59'	\$	1,381.99		\$ 1,381.99
Single Family 60' - 69'	\$	1,535.54		\$ 1,535.54
Single Family 70' - 79'	\$	1,689.10		\$ 1,689.10
Single Family 90' & up	\$	1,842.65		\$ 1,842.65
Workforce - Family	\$	1,074.88		\$ 1,074.88

**LT Ranch Community Development District**  
**General Fund - Budget (Line Item)**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
<b>Revenues and Other Sources</b>					
<b>Carryforward</b>					
Taylor Morrison Funded Cash	\$ (162,626)	\$ -	\$ -	\$ -	- Required to meet obligations (Cash Added) Funded over Two Fiscal Years (24 & 25)
<b>Cash Available From Prior Year Operations</b>	\$ 65,419	\$ -	\$ -	\$ -	- Cash Available to Fund FY 2025 Operatons
<b>Reserves</b>					
Extraordinary Capital/Operations	\$ -	\$ -	\$ 385,191	\$ -	- Reserve Funds applied to Hurriance Milton damage
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 2,067,227	\$ 882,089	\$ 2,067,227	\$ 2,067,227	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	-
<b>Developer Funding</b>					
Carryforward	\$ 162,626	\$ 162,626	\$ 162,626	\$ -	- Completed in FY 2025
Initial Reserve	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	Developer Start up Funding for Reserve (Funded over 4 Years - ending FY 2027)
<b>Cost Share Revenue</b>					
LTR South CDD	\$ -	\$ -	\$ -	\$ 539,335	Funding of shared assets and improvements
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 2,382,646</b>	<b>\$ 1,294,715</b>	<b>\$ 2,865,043</b>	<b>\$ 2,856,562</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	- Required Statutory Fees (Waived by Board)
<b>Executive</b>					
Professional - Management	\$ 50,000	\$ 25,000	\$ 50,000	\$ 53,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 5,900	\$ 7,400	\$ 7,400	\$ 7,500	Statutory Required Audit Yearly
Accounting Services	\$ 27,000	\$ 13,500	\$ 27,000	\$ 36,000	All Funds
Assessment Roll Preparation	\$ 25,500	\$ 12,750	\$ 25,500	\$ 36,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	IRS Required Calculation to insure interest on bpond funds does not exceep interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meetings
Legal Advertising	\$ 2,000	\$ 552	\$ 2,000	\$ 2,000	Statutory Required Legal Advertising
Trustee Services	\$ 17,600	\$ 12,631	\$ 16,878	\$ 17,000	Trustee Fees for Bonds
Dissemination Agent Services	\$ 8,000	\$ -	\$ 6,500	\$ 8,000	Required Reporting for Bonds
Bond Amortization Schedules	\$ -	\$ -	\$ 1,000	\$ 1,000	Required periodically to re-amoritize Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	- Fees to place assessment on tax bills
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	-
Postage, Freight & Messenger	\$ 200	\$ 11	\$ 200	\$ 200	Agenda Mailings and other misc mail
Computer Services (Web Site)	\$ 2,000	\$ 300	\$ 2,000	\$ 2,400	Statutory Maintenance of District Web Site
<b>Insurance</b>	\$ 70,000	\$ 28,262	\$ 28,262	\$ 28,962	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 400	\$ 373	\$ 500	\$ 500	Agenda Books and Misc Copies
<b>Rentals and Leases</b>	\$ -	\$ -	\$ -	\$ -	- Meeting Room Rentals
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ -	\$ -	-
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	-
<b>Bank Service Fees</b>	\$ 600	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
<b>Legal Services</b>					



**LT Ranch Community Development District**  
**General Fund - Budget (Line Item)**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
General Counsel	\$ 10,000	\$ 5,729	\$ 15,000	\$ 15,000	District Attorney
Other Services - As Needed	\$ -	\$ -	\$ -	\$ -	District Attorney
<b>Other General Government Services</b>					
Engineering Services	\$ 7,500	\$ 530	\$ 7,500	\$ 7,500	District Engineer
Other Misc Charges-Sarasota County Tax	\$ -	\$ 29	\$ 29	\$ 30	
<b>Sub-Total:</b>	<b>\$ 228,375</b>	<b>\$ 108,742</b>	<b>\$ 191,694</b>	<b>\$ 217,017</b>	
<b>Emergency &amp; Disaster Relief Services</b>					
Hurricane Milton	\$ -	\$ 172,191	\$ 385,191	\$ -	Cleanup/Restoration due to Hurrican Milton (Playground \$188K, Trail Signs \$22K, Shade Structures \$3:
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ 172,191</b>	<b>\$ 385,191</b>	<b>\$ -</b>	
<b>Conservation and Resource Management (Re-Use Community Irrigation Water)</b>					
<b>Re-Use System</b>					
Utility Services					
Re-Use Water (Sarasota County)	\$ 36,450	\$ 17,667	\$ 42,400	\$ 44,520	Rate \$.27/1,000 gallons (max is 712,000/day) Budget estimate inc. to 375,000 from 250,000GPD
Electric	\$ -	\$ 13,212	\$ 31,708	\$ 33,293	(Includes Luna Lane, Summer Night Rd. & Velda Trail Meters)
<b>Repairs and Maintenance</b>					
Irrigation System (Line Distribution)	\$ 12,000	\$ -	\$ 10,000	\$ 12,000	Repair broken main line and valves
Irrigation System (Pump Station)	\$ 16,000	\$ 5,480	\$ 12,480	\$ 14,000	Monitoring and repairs as needed.
<b>Sub-Total:</b>	<b>\$ 64,450</b>	<b>\$ 36,358</b>	<b>\$ 96,588</b>	<b>\$ 103,813</b>	
<b>Stormwater Management Services</b>					
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>					
Professional Services					
Asset Management	\$ 57,200	\$ 19,067	\$ 57,200	\$ 65,000	Field Operations Manager
<b>Repairs &amp; Maintenance</b>					
Aquatic Weed Control	\$ 94,000	\$ 51,822	\$ 89,604	\$ 94,000	Periodic Spraying of Lakes.
Detention Area Maintenance	\$ 4,200	\$ 1,850	\$ 3,700	\$ 3,700	Periodic maintenance of dry detention areas
Midgefly Treatment	\$ -	\$ -	\$ -	\$ 6,000	Periodic treatment for midgeflies
Littoral Shelf Plantings	\$ 4,000		\$ 4,000	\$ 4,000	Periodic replacement of littoral shelf plantings. (Includes Additional Lakes)
Lake Bank Erosion Control	\$ -	\$ -	\$ 7,200	\$ 5,000	Periodic lake bank Erosion Control (Re-sodding)
Control Structures, Catch Basins & Outfalls	\$ 25,000	\$ 2,100	\$ 25,000	\$ 32,000	Inspection/Cleaning of Drainage Structures
<b>Preserve Services</b>					
Wetland Maintenance	\$ 158,900	\$ 16,570	\$ 160,000	\$ 253,000	Preserve Maintenance four (4) times a year. (N6 & N8) new wetland areas were added
Enhancement Area Maintenance	\$ 86,400	\$ 24,450	\$ 97,800	\$ 108,300	Preserve Maintenance six (6) times a year (1) new area added.
Creation Areas Maintenance	\$ 60,900	\$ 3,225	\$ 92,250	\$ 92,250	Preserve Maintenance Added area N8
Shell Path Regrading	\$ 15,000	\$ -	\$ 15,000	\$ 18,000	Yearly Maintenance (Added Areas)
Green Way Trail System	\$ -	\$ -	\$ -	\$ 13,200	Herbicide application 12x per year and trail mainteance 1x per week.
Secondary Drainage System	\$ -	\$ -	\$ -	\$ 8,000	Cleaning of secondary drainage system throughout the greenway.
Green Way Maintenance	\$ 27,600	\$ 3,300	\$ 35,688	\$ 24,000	Landscaping and Maintenance inculding pressure cleaning of sidewalks 1x per year
<b>Contingencies</b>	<b>\$ 9,520</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,229</b>	<b>2% of Repairs and Maintenance Items</b>
<b>Capital Outlay</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>None Required</b>
<b>Sub-Total:</b>	<b>\$ 542,720</b>	<b>\$ 122,384</b>	<b>\$ 587,442</b>	<b>\$ 739,679</b>	

**LT Ranch Community Development District**  
**General Fund - Budget (Line Item)**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
<b>Road &amp; Street Facilities - Lorraine Road/Skye Ranch Blvd./Lattimer St./Luna Lane</b>					
<b>Professional Services</b>					
Asset Management	\$ 28,600	\$ 9,533	\$ 28,600	\$ 35,000	Field Operations Manager
SWFWMD Reporting -Re-Use System	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	Re-Use Reporting periodically for SWFWMD Permit Requirement
<b>Utility Services</b>					
Electric - Street Lights	\$ 10,000	\$ 4,129	\$ 8,258	\$ 8,670	Power Service
Irrigation Water	\$ -	\$ -	\$ -	\$ -	Re-use water moved to GL 5374301
<b>Repairs &amp; Maintenance</b>					
Landscape Maintenance					
Lorraine Blvd	\$ 396,000	\$ 235,833	\$ 562,772	\$ 575,161	Lorraine Road (Added Phase 6 in FY 2025 not originally budgeted)
Skye Ranch Road, Lattimer St. & Luna Lane	\$ 100,000	\$ 56,482	\$ 132,000	\$ 131,999	Skye Ranch Blvd., Lattimer St., & Luna Lane (Contract Expires 25 - going to bid)
Pressure Cleaning	\$ 15,000	\$ 675	\$ 675	\$ 15,000	Yearly Side walks, curbs and gutters pressure cleaning (Luna Lane, & Autumn Breeze, Lorraine Blvd)
Hog Damage	\$ -	\$ -	\$ 1,500	\$ 3,000	Wild Hog Trapping/Removal from Damage to landscaping
Vehicular Damage	\$ 8,000	\$ -	\$ 500	\$ 5,000	Damage from Vehicular Traffic
Tree Trimming	\$ 25,000	\$ -	\$ 16,000	\$ 20,000	Yearly trimming of Branches (Adding Hardwoods for FY 2025)
Landscape Replacements	\$ 24,000	\$ 938	\$ 1,000	\$ 24,000	Yearly replacements of plants as needed
Mulch Installation	\$ 40,000	\$ 11,005	\$ 35,483	\$ 40,000	One (1) full mulch yearly and 1 touch up (Added Phase 6 Lorraine Blvd)
Annuals	\$ 25,000	\$ 15,721	\$ 25,000	\$ 25,000	Four (4) times per year
Roadway Lighting	\$ 5,000	\$ -	\$ 7,000	\$ 5,000	Periodic repairs as needed to street lights as needed.
Irrigation Repairs	\$ 5,000	\$ 5,369	\$ 8,000	\$ 15,000	Periodic repairs as needed
Contingencies	\$ 12,860	\$ 659	\$ 659	\$ 17,183	2% of Repairs and Maintenance
<b>Capital Outlay</b>	\$ -	\$ -	\$ -	\$ -	N/A for FY 2026
<b>Sub-Total:</b>	<b>\$ 697,460</b>	<b>\$ 340,343</b>	<b>\$ 830,447</b>	<b>\$ 923,014</b>	
<b>Community Park (CP1 - Turner Park)</b>					
<b>Professional Services</b>					
Asset Management	\$ 25,800	\$ 8,600	\$ 25,800	\$ 30,000	Field Operations Manager
Park Staffing	\$ 43,120	\$ -	\$ -	\$ -	P/T Operations 3 times per week (Not Anticipated)
<b>Utility Services</b>					
Electric					
Snack Shack Lighting	\$ 5,000	\$ 353	\$ 847	\$ 889	Electric
<b>Water and Sewer</b>					
Snack Shack - Utilities	\$ 4,000	\$ 976	\$ 1,952	\$ 2,050	Restrooms
<b>Repairs &amp; Maintenance</b>					
Sand Replacment	\$ 2,000	\$ -	\$ 400	\$ 2,000	Playground and volleyball Court (once per year)
Gate Repairs and Maintenance	\$ -	\$ -	\$ -	\$ 3,000	Preventitive Maint. & Repairs as needed to the security gates
Pressure Cleaning	\$ -	\$ -	\$ -	\$ 18,000	Pressure clean sidewalks tennis and basketball courts, building, and playground 1x per year
Janitorial	\$ 51,000	\$ 19,985	\$ 47,964	\$ 54,000	Daily Cleaning from three (3) times a week Restroom Cleaning, Trash Removal & Restroom Supplies

**LT Ranch Community Development District**  
**General Fund - Budget (Line Item)**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
<b>Landscaping Maintenance</b>					
Turner Park - Playground, Dog Park & Sports Field	\$ 242,600	\$ 105,202	\$ 254,133	\$ 266,840	42 event (Mowing, edging, and Weedeating)
<b>Irrigation</b>					
Line Distribution System	\$ 2,000	\$ 1,335	\$ 2,000	\$ 2,000	Periodic repair as needed
<b>Mulch Installation</b>					
Park Excluding Playground Areas	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	Two (2) times per year
ADA Compliant Mulch for Playground Areas	\$ 1,500	\$ -	\$ 4,000	\$ 2,500	Two (2) time per year
<b>Landscape Replacements</b>	\$ 8,000	\$ -	\$ 8,000	\$ 8,000	Around Playground and Amenity Center (as needed)
<b>Snack Shack</b>					
Building Maintenance	\$ 2,000	\$ 600	\$ 2,000	\$ 2,000	Maintenance as needed
Miscellaneous Repairs	\$ 5,000	\$ 100	\$ 5,000	\$ 5,000	Maintenance as needed
<b>Playground</b>					
Miscellaneous Repairs	\$ 8,000	\$ 2,215	\$ 8,000	\$ 8,000	Inspection and repairs
<b>Dog Park</b>					
Miscellaneous Repairs	\$ 5,000	\$ -	\$ 2,500	\$ 5,000	Inspection and repairs
<b>Outdoor Sports Fields</b>					
Outdoor Sports Fields Expense	\$ 6,000	\$ 3,250	\$ 6,000	\$ 6,000	Baseball, Basketball & Soccer Materials- Nets, Goals, Bases, Etc...
Miscellaneous Repairs	\$ 3,500	\$ 400	\$ 1,400	\$ 3,500	As needed.
<b>Contingencies</b>	\$ 23,247	\$ 685	\$ 685	\$ 11,382	3% of Repairs and Maintenance
<b>Capital Outlay</b>					
<b>Sub-Total:</b>	<b>\$ 443,767</b>	<b>\$ 143,700</b>	<b>\$ 376,682</b>	<b>\$ 436,161</b>	
<b>Reserves</b>					
Extraordinary Capital/Operations	\$ 250,000	\$ -	\$ 250,000	\$ 250,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 155,874	\$ -	\$ 132,418	\$ 186,878	Discounts property Owners can reduce assessment by (up to 4%) by paying in November, and Tax Collector and Property Appraiser Fees
<b>Total Appropriations</b>	<b>\$ 2,382,646</b>	<b>\$ 923,719</b>	<b>\$ 2,850,460</b>	<b>\$ 2,856,562</b>	

LT Ranch Community Development District  
General Fund - Budget (Line Item)  
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Description
<b>Fund Balances:</b>					
<b>Change from Current Year Operations</b>	\$ (0)	\$ 370,996	\$ 14,583	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning/Anticipated at October 1st</b>	\$ 589,056		\$ 589,056	\$ 468,448	
Fiscal Year Additions to Fund	\$ 250,000		\$ 250,000	\$ 250,000	
Fiscal Year Expenditures from Fund	\$ (65,419)		\$ (385,191)	\$ -	
<b>Fund Balance - Ending/Anticipated at September 30th</b>	<u>\$ 773,637</u>		<u>\$ 468,448</u>	<u>\$ 718,448</u>	
<b>Fund Balance - Allocations</b>	\$ -				
Extraordinary Capital/Operations Reserve	\$ 448,385		\$ 143,196	\$ 393,196	Long Term Capital Planning - Balance of Funds
Operations Reserve	\$ 325,252		\$ 325,252	\$ 325,252	Cash Required to Meet Operating Requirements
<b>Total Fund Balance</b>	<u>\$ 773,637</u>		<u>\$ 468,448</u>	<u>\$ 718,448</u>	

Assessment Rate					
Product Type	FY 2025	EAU Factor	# of Units	Total EAU	FY 2026
Single Family 30' - 39'	\$ 1,228.44	0.80	136	108.80	\$ 1,228.44
Single Family 40' - 49'	\$ 1,305.21	0.85	305	259.25	\$ 1,305.21
Single Family 50' - 59'	\$ 1,381.99	0.90	444	399.60	\$ 1,381.99
Single Family 60' - 69'	\$ 1,535.54	1.00	223	223.00	\$ 1,535.54
Single Family 70' - 79'	\$ 1,689.10	1.10	68	74.80	\$ 1,689.10
Single Family 90' & up	\$ 1,842.65	1.20	24	28.80	\$ 1,842.65
Workforce - Family	\$ 1,074.88	0.70	360	252.00	\$ 1,074.88
<b>Total:</b>			<b>1,560</b>	<b>1,346.25</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019 Bonds - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 22,697	\$ 9,142	\$ 21,941	\$ 20,844
Revenue Account	\$ 23,410	\$ 8,851	\$ 21,243	\$ 20,181
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account		\$ -	\$ -	
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 1,022,652	\$ 425,131	\$ 1,022,652	\$ 1,022,652
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	
<b>Debt Proceeds</b>				
Series 2019 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,068,758</b>	<b>\$ 443,124</b>	<b>\$ 1,065,836</b>	<b>\$ 1,063,677</b>

**Expenditures and Other Uses**

**Debt Service**

Principal Debt Service - Mandatory	\$ 355,000	\$ -	\$ 355,000	\$ 365,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 601,260	\$ 300,045	\$ 600,090	\$ 589,440

**Other Fees and Charges**

Discounts for Early Payment	\$ 66,906	\$ -	\$ 66,906	\$ 66,906
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,023,166</b>	<b>\$ 300,045</b>	<b>\$ 1,021,996</b>	<b>\$ 1,021,346</b>

<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 45,592</b>	<b>\$ 143,079</b>	<b>\$ 43,840</b>	<b>\$ 42,331</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,016,541</b>	<b>\$ 1,016,541</b>	<b>\$ 1,016,541</b>	<b>\$ 1,060,381</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,062,133</b>	<b>\$ 1,159,621</b>	<b>\$ 1,060,381</b>	<b>\$ 1,102,712</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 476,850
Restricted for November 1, 2026 Interest Payment	\$ 288,515
<b>Total - Restricted Fund Balance:</b>	<b>\$ 765,365</b>

Product Type	Number of Units	FY 2025 Rate	FY 2026 Rate
Single Family 30' - 39'	108	\$ 1,214.82	\$ 1,214.81
Single Family 40' - 49'	179	\$ 1,290.74	\$ 1,290.74
Single Family 50' - 59'	248	\$ 1,366.67	\$ 1,366.67
Single Family 60' - 69'	140	\$ 1,518.52	\$ 1,518.55
Single Family 70' - 79'	39	\$ 1,670.37	\$ 1,670.39
Single Family 90' & up	24	\$ 1,822.23	\$ 1,822.22
Workforce - Family	0	There are no Debt Assessments on this Product	
<b>Total:</b>	<b>738</b>		

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 16,735,000	Varies			
11/1/2023				\$ 305,805.00	\$ 951,635	\$ 15,760,000
5/1/2024	25000	\$ 345,000	3.00%	\$ 305,805.00		
11/1/2024	5000			\$ 300,045.00	\$ 950,850	\$ 15,385,000
5/1/2025		\$ 355,000	3.00%	\$ 300,045.00		
11/1/2025				\$ 294,720.00	\$ 949,765	\$ 15,030,000
5/1/2026		\$ 365,000	3.40%	\$ 294,720.00		
11/1/2026				\$ 288,515.00	\$ 948,235	\$ 14,665,000
5/1/2027		\$ 380,000	3.40%	\$ 288,515.00		
11/1/2027				\$ 282,055.00	\$ 950,570	\$ 14,285,000
5/1/2028		\$ 390,000	3.40%	\$ 282,055.00		
11/1/2028				\$ 275,425.00	\$ 947,480	\$ 13,895,000
5/1/2029		\$ 405,000	3.40%	\$ 275,425.00		
11/1/2029				\$ 268,540.00	\$ 948,965	\$ 13,490,000
5/1/2030		\$ 420,000	3.40%	\$ 268,540.00		
11/1/2030				\$ 261,400.00	\$ 949,940	\$ 13,070,000
5/1/2031		\$ 435,000	4.00%	\$ 261,400.00		
11/1/2031				\$ 252,700.00	\$ 949,100	\$ 12,635,000
5/1/2032		\$ 455,000	4.00%	\$ 252,700.00		
11/1/2032				\$ 243,600.00	\$ 951,300	\$ 12,180,000
5/1/2033		\$ 470,000	4.00%	\$ 243,600.00		
11/1/2033				\$ 234,200.00	\$ 947,800	\$ 11,710,000
5/1/2034		\$ 490,000	4.00%	\$ 234,200.00		
11/1/2034				\$ 224,400.00	\$ 948,600	\$ 11,220,000
5/1/2035		\$ 510,000	4.00%	\$ 224,400.00		
11/1/2035				\$ 214,200.00	\$ 948,600	\$ 10,710,000
5/1/2036		\$ 530,000	4.00%	\$ 214,200.00		
11/1/2036				\$ 203,600.00	\$ 947,800	\$ 10,180,000
5/1/2037		\$ 555,000	4.00%	\$ 203,600.00		
11/1/2037				\$ 192,500.00	\$ 951,100	\$ 9,625,000
5/1/2038		\$ 575,000	4.00%	\$ 192,500.00		
11/1/2038				\$ 181,000.00	\$ 948,500	\$ 9,050,000
5/1/2039		\$ 600,000	4.00%	\$ 181,000.00		
11/1/2039				\$ 169,000.00	\$ 950,000	\$ 8,450,000
5/1/2040		\$ 625,000	4.00%	\$ 169,000.00		
11/1/2040				\$ 156,500.00	\$ 950,500	\$ 7,825,000
5/1/2041		\$ 650,000	4.00%	\$ 156,500.00		
11/1/2041				\$ 143,500.00	\$ 950,000	\$ 7,175,000
5/1/2042		\$ 675,000	4.00%	\$ 143,500.00		
11/1/2042				\$ 130,000.00	\$ 948,500	\$ 6,500,000
5/1/2043		\$ 705,000	4.00%	\$ 130,000.00		
11/1/2043				\$ 115,900.00	\$ 950,900	\$ 5,795,000
5/1/2044		\$ 730,000	4.00%	\$ 115,900.00		
11/1/2044				\$ 101,300.00	\$ 947,200	\$ 5,065,000
5/1/2045		\$ 760,000	4.00%	\$ 101,300.00		

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2019 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2045				\$ 86,100.00	\$ 947,400	\$ 4,305,000
5/1/2046		\$ 795,000	4.00%	\$ 86,100.00		
11/1/2046				\$ 70,200.00	\$ 951,300	\$ 3,510,000
5/1/2047		\$ 825,000	4.00%	\$ 70,200.00		
11/1/2047				\$ 53,700.00	\$ 948,900	\$ 2,685,000
5/1/2048		\$ 860,000	4.00%	\$ 53,700.00		
11/1/2048				\$ 36,500.00	\$ 950,200	\$ 1,825,000
5/1/2049		\$ 895,000	4.00%	\$ 36,500.00		
11/1/2049				\$ 18,600.00	\$ 950,100	\$ 930,000
5/1/2050		\$ 930,000	4.00%	\$ 18,600.00		

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward		\$ -	\$ -	
<b>Interest Income</b>				
Reserve Account	\$ 4,050	\$ 1,635	\$ 3,925	\$ 3,728
Revenue Account	\$ -	\$ 1	\$ 3	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 27	\$ 66	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 183,003	\$ 77,897	\$ 183,003	\$ 183,003
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Reserve Account Deposit	\$ -	\$ -	\$ -	\$ -
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 187,053</b>	<b>\$ 79,561</b>	<b>\$ 186,996</b>	<b>\$ 186,731</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 35,000	\$ -	\$ 35,000	\$ 35,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 135,598	\$ 67,799	\$ 135,598	\$ 133,778
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 8,007	\$ -	\$ 8,007	\$ 8,007
<b>Total Expenditures and Other Uses</b>	<b>\$ 178,605</b>	<b>\$ 67,799</b>	<b>\$ 178,605</b>	<b>\$ 176,785</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 8,448</b>	<b>\$ 11,762</b>	<b>\$ 8,391</b>	<b>\$ 9,946</b>
<b>Fund Balance - Beginning</b>	<b>\$ 177,774</b>	<b>\$ 177,774</b>	<b>\$ 177,774</b>	<b>\$ 186,165</b>
<b>Fund Balance - Ending</b>	<b>\$ 984,675</b>	<b>\$ 189,537</b>	<b>\$ 186,165</b>	<b>\$ 196,112</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 85,090
Restricted for November 1, 2026 Interest Payment	\$ 65,979
<b>Total - Restricted Fund Balance:</b>	<b>\$ 151,069</b>

Product Type	Number of Units	Rate FY 2025	Rate FY 2026
Single Family 30' - 39'	22	\$ 898.17	\$ 898.17
Single Family 40' - 49'	0	\$ -	\$ -
Single Family 50' - 59'	77	\$ 1,010.45	\$ 1,010.45
Single Family 60' - 69'	62	\$ 1,122.72	\$ 1,122.72
Single Family 70' - 79'	12	\$ 1,234.99	\$ 1,234.99
Single Family 90' & up	0	\$ -	\$ -
Workforce - Family	0	No Assessments on Workforce	
<b>Total:</b>	<b>173</b>		



**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 2,380,000	Varies			
5/1/2023				\$ 51,815.06		
11/1/2023				\$ 68,578.75	\$ 120,394	\$ 2,380,000
5/1/2024		\$ 30,000	5.20%	\$ 68,578.75		
11/1/2024				\$ 67,798.75	\$ 166,378	\$ 2,350,000
5/1/2025		\$ 35,000	5.20%	\$ 67,798.75		
11/1/2025				\$ 66,888.75	\$ 169,688	\$ 2,315,000
5/1/2026		\$ 35,000	5.20%	\$ 66,888.75		
11/1/2026				\$ 65,978.75	\$ 167,868	\$ 2,280,000
5/1/2027		\$ 35,000	5.20%	\$ 65,978.75		
11/1/2027				\$ 65,068.75	\$ 166,048	\$ 2,245,000
5/1/2028		\$ 40,000	5.30%	\$ 65,068.75		
11/1/2028				\$ 64,008.75	\$ 169,078	\$ 2,205,000
5/1/2029		\$ 40,000	5.30%	\$ 64,008.75		
11/1/2029				\$ 62,948.75	\$ 166,958	\$ 2,165,000
5/1/2030		\$ 45,000	5.30%	\$ 62,948.75		
11/1/2030				\$ 61,756.25	\$ 169,705	\$ 2,120,000
5/1/2031		\$ 45,000	5.30%	\$ 61,756.25		
11/1/2031				\$ 60,563.75	\$ 167,320	\$ 2,075,000
5/1/2032		\$ 50,000	5.30%	\$ 60,563.75		
11/1/2032				\$ 59,238.75	\$ 169,803	\$ 2,025,000
5/1/2033		\$ 50,000	5.75%	\$ 59,238.75		
11/1/2033				\$ 57,801.25	\$ 167,040	\$ 1,975,000
5/1/2034		\$ 55,000	5.75%	\$ 57,801.25		
11/1/2034				\$ 56,220.00	\$ 169,021	\$ 1,920,000
5/1/2035		\$ 55,000	5.75%	\$ 56,220.00		
11/1/2035				\$ 54,638.75	\$ 165,859	\$ 1,865,000
5/1/2036		\$ 60,000	5.75%	\$ 54,638.75		
11/1/2036				\$ 52,913.75	\$ 167,553	\$ 1,805,000
5/1/2037		\$ 65,000	5.75%	\$ 52,913.75		
11/1/2037				\$ 51,045.00	\$ 168,959	\$ 1,740,000
5/1/2038		\$ 70,000	5.75%	\$ 51,045.00		
11/1/2038				\$ 49,032.50	\$ 170,078	\$ 1,670,000
5/1/2039		\$ 70,000	5.75%	\$ 49,032.50		
11/1/2039				\$ 47,020.00	\$ 166,053	\$ 1,600,000
5/1/2040		\$ 75,000	5.75%	\$ 47,020.00		
11/1/2040				\$ 44,863.75	\$ 166,884	\$ 1,525,000
5/1/2041		\$ 80,000	5.75%	\$ 44,863.75		
11/1/2041				\$ 42,563.75	\$ 167,428	\$ 1,445,000
5/1/2042		\$ 85,000	5.75%	\$ 42,563.75		
11/1/2042				\$ 40,120.00	\$ 167,684	\$ 1,360,000
5/1/2043		\$ 90,000	5.90%	\$ 40,120.00		
11/1/2043				\$ 37,465.00	\$ 167,585	\$ 1,270,000

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-1 (Phase 1 Overlapping Assessment Area) Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
5/1/2044		\$ 95,000	5.90%	\$ 37,465.00		
11/1/2044				\$ 34,662.50	\$ 167,128	\$ 1,175,000
5/1/2045		\$ 100,000	5.90%	\$ 34,662.50		
11/1/2045				\$ 31,712.50	\$ 166,375	\$ 1,075,000
5/1/2046		\$ 110,000	5.90%	\$ 31,712.50		
11/1/2046				\$ 28,467.50	\$ 170,180	\$ 965,000
5/1/2047		\$ 115,000	5.90%	\$ 28,467.50		
11/1/2047				\$ 25,075.00	\$ 168,543	\$ 850,000
5/1/2048		\$ 120,000	5.90%	\$ 25,075.00		
11/1/2048				\$ 21,535.00	\$ 166,610	\$ 730,000
5/1/2049		\$ 130,000	5.90%	\$ 21,535.00		
11/1/2049				\$ 17,700.00	\$ 169,235	\$ 600,000
5/1/2050		\$ 135,000	5.90%	\$ 17,700.00		
11/1/2050				\$ 13,717.50	\$ 166,418	\$ 465,000
5/1/2051		\$ 145,000	5.90%	\$ 13,717.50		
11/1/2051				\$ 9,440.00	\$ 168,158	\$ 320,000
5/1/2052		\$ 155,000	5.90%	\$ 9,440.00		
11/1/2052				\$ 4,867.50	\$ 169,308	\$ 165,000
5/1/2053		\$ 165,000	5.90%	\$ 4,867.50		

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-IIA (Phase IIA Assessment Area) Bonds - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 03/26/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 21,855	\$ 8,825	\$ 21,179	\$ 20,120
Revenue Account	\$ -	\$ 6	\$ 15	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account	\$ 6,250	\$ 2	\$ 5	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 986,846	\$ 409,712	\$ 986,846	\$ 986,846
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -			\$ -
Capitalized Interest thru 11/1/2024	\$ -			\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,014,952</b>	<b>\$ 418,544</b>	<b>\$ 1,008,044</b>	<b>\$ 1,006,966</b>
<b>Expenditures and Other Uses</b>				
Debt Service				
Principal Debt Service - Mandatory	\$ 195,000	\$ -	\$ 195,000	\$ 205,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 725,895	\$ 362,948	\$ 725,895	\$ 716,145
Other Fees and Charges				
Discounts for Early Payment	\$ 65,785	\$ -	\$ 65,785	\$ 65,785
<b>Total Expenditures and Other Uses</b>	<b>\$ 986,680</b>	<b>\$ 362,948</b>	<b>\$ 986,680</b>	<b>\$ 986,930</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 28,271</b>	<b>\$ 55,597</b>	<b>\$ 21,364</b>	<b>\$ 20,036</b>
<b>Fund Balance - Beginning</b>	<b>\$ 914,156</b>	<b>\$ 914,156</b>	<b>\$ 914,156</b>	<b>\$ 935,520</b>
<b>Fund Balance - Ending</b>	<b>\$ 942,427</b>	<b>\$ 969,752</b>	<b>\$ 935,520</b>	<b>\$ 955,556</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 459,173	
Restricted for November 1, 2026 Interest Payment			\$ 352,948	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 812,120</b>	

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-2 (Phase IIA Assessment Area) Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 13,280,000	Varies			
5/1/2023				\$ 277,721.44		
11/1/2023				\$ 367,572.50	\$ 640,669	\$ 13,280,000
5/1/2024	\$	185,000	5.00%	\$ 367,572.50		
11/1/2024				\$ 362,947.50	\$ 906,020	\$ 13,095,000
5/1/2025	\$	195,000	5.00%	\$ 362,947.50		
11/1/2025				\$ 358,072.50	\$ 906,020	\$ 12,900,000
5/1/2026	\$	205,000	5.00%	\$ 358,072.50		
11/1/2026				\$ 352,947.50	\$ 905,520	\$ 12,695,000
5/1/2027	\$	215,000	5.00%	\$ 352,947.50		
11/1/2027				\$ 347,572.50	\$ 904,520	\$ 12,480,000
5/1/2028	\$	225,000	5.00%	\$ 347,572.50		
11/1/2028				\$ 341,947.50	\$ 903,020	\$ 12,255,000
5/1/2029	\$	235,000	5.00%	\$ 341,947.50		
11/1/2029				\$ 336,072.50	\$ 900,895	\$ 12,020,000
5/1/2030	\$	250,000	5.00%	\$ 336,072.50		
11/1/2030				\$ 329,822.50	\$ 903,145	\$ 11,770,000
5/1/2031	\$	260,000	5.00%	\$ 329,822.50		
11/1/2031				\$ 323,322.50	\$ 899,770	\$ 11,510,000
5/1/2032	\$	275,000	5.00%	\$ 323,322.50		
11/1/2032				\$ 316,447.50	\$ 899,920	\$ 11,235,000
5/1/2033	\$	290,000	5.50%	\$ 316,447.50		
11/1/2033				\$ 308,472.50	\$ 898,558	\$ 10,945,000
5/1/2034	\$	305,000	5.50%	\$ 308,472.50		
11/1/2034				\$ 300,085.00	\$ 896,233	\$ 10,640,000
5/1/2035	\$	325,000	5.50%	\$ 300,085.00		
11/1/2035				\$ 291,147.50	\$ 897,945	\$ 10,315,000
5/1/2036	\$	340,000	5.50%	\$ 291,147.50		
11/1/2036				\$ 281,797.50	\$ 893,695	\$ 9,975,000
5/1/2037	\$	360,000	5.50%	\$ 281,797.50		
11/1/2037				\$ 271,897.50	\$ 893,345	\$ 9,615,000
5/1/2038	\$	380,000	5.50%	\$ 271,897.50		
11/1/2038				\$ 261,447.50	\$ 911,895	\$ 9,235,000
5/1/2039	\$	400,000	5.50%	\$ 261,447.50		
11/1/2039				\$ 250,447.50	\$ 914,208	\$ 8,835,000
5/1/2040	\$	425,000	5.50%	\$ 250,447.50		
11/1/2040				\$ 238,760.00	\$ 915,145	\$ 8,410,000
5/1/2041	\$	450,000	5.50%	\$ 238,760.00		
11/1/2041				\$ 226,385.00	\$ 914,708	\$ 7,960,000
5/1/2042	\$	475,000	5.50%	\$ 226,385.00		
11/1/2042				\$ 213,322.50	\$ 912,395	\$ 7,485,000
5/1/2043	\$	500,000	5.70%	\$ 213,322.50		
11/1/2043				\$ 199,072.00	\$ 917,897	\$ 6,985,000

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2022-2 (Phase IIA Assessment Area) Bonds**

<b>Description</b>	<b>Principal Prepayments</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>	<b>Par Outstanding</b>
<b>5/1/2044</b>		\$ 535,000	5.70%	\$ 199,072.00		
<b>11/1/2044</b>				\$ 183,825.00	\$ 916,548	\$ 6,450,000
<b>5/1/2045</b>		\$ 565,000	5.70%	\$ 183,825.00		
<b>11/1/2045</b>				\$ 167,722.50	\$ 918,345	\$ 5,885,000
<b>5/1/2046</b>		\$ 600,000	5.70%	\$ 167,722.50		
<b>11/1/2046</b>				\$ 150,622.50	\$ 918,148	\$ 5,285,000
<b>5/1/2047</b>		\$ 635,000	5.70%	\$ 150,622.50		
<b>11/1/2047</b>				\$ 132,525.00	\$ 915,955	\$ 4,650,000
<b>5/1/2048</b>		\$ 670,000	5.70%	\$ 132,525.00		
<b>11/1/2048</b>				\$ 113,430.00	\$ 916,625	\$ 3,980,000
<b>5/1/2049</b>		\$ 710,000	5.70%	\$ 113,430.00		
<b>11/1/2049</b>				\$ 93,195.00	\$ 915,015	\$ 3,270,000
<b>5/1/2050</b>		\$ 750,000	5.70%	\$ 93,195.00		
<b>11/1/2050</b>				\$ 71,820.00	\$ 911,125	\$ 2,520,000
<b>5/1/2051</b>		\$ 790,000	5.70%	\$ 71,820.00		
<b>11/1/2051</b>				\$ 49,305.00	\$ 914,670	\$ 1,730,000
<b>5/1/2052</b>		\$ 840,000	5.70%	\$ 49,305.00		
<b>11/1/2052</b>				\$ 25,365.00	\$ 915,365	\$ 890,000
<b>5/1/2053</b>		\$ 890,000	5.70%	\$ 25,365.00		

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2024**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 05/10/2024	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 5,170	\$ 8,863	\$ 7,977
Revenue Account	\$ -	\$ 530	\$ 908	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -		\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 1,742	\$ 2,987	\$ 2,688
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 575,619	\$ 239,499	\$ 575,619	\$ 575,619
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Reserve Account Deposit	\$ -	\$ -	\$ -	\$ -
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 575,619</b>	<b>\$ 246,941</b>	<b>\$ 588,377</b>	<b>\$ 586,284</b>
<b>Expenditures and Other Uses</b>				
Debt Service				
Principal Debt Service - Mandatory	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Principal Debt Service - Early Redemptions		\$ -	\$ -	
Interest Expense	\$ 419,708	\$ 204,473	\$ 419,708	\$ 425,355
Transfers Out	\$ -	\$ 11,722	\$ 11,722	\$ -
Other Fees and Charges				
Discounts for Early Payment	\$ 37,080	\$ -	\$ 37,080	\$ 37,825
<b>Total Expenditures and Other Uses</b>	<b>\$ 566,788</b>	<b>\$ 216,195</b>	<b>\$ 578,510</b>	<b>\$ 578,180</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 8,831</b>	<b>\$ 30,746</b>	<b>\$ 9,867</b>	<b>\$ 8,104</b>
<b>Fund Balance - Beginning</b>	<b>\$ 481,220</b>	<b>\$ 481,220</b>	<b>\$ 481,220</b>	<b>\$ 491,087</b>
<b>Fund Balance - Ending</b>	<b>\$ 490,051</b>	<b>\$ 511,966</b>	<b>\$ 491,087</b>	<b>\$ 499,191</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ -
Restricted for November 1, 2026 Interest Payment	\$ 212,678
<b>Total - Restricted Fund Balance:</b>	<b>\$ 212,678</b>

Description of Product Type	FY 2025	FY 2026
Single Family 30' - 39'	\$ -	\$ -
Single Family 40' - 49'	\$ -	\$ 2,820.85
Single Family 50' - 59'	\$ -	\$ 2,986.78
Single Family 60' - 69'	\$ -	\$ -
Single Family 70' - 79'	\$ -	\$ -
Single Family 90' and up	\$ -	\$ -
Workforce - Multi Family (5)	\$ -	\$ -

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2024 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,705,000	Varies			
11/1/2024				\$ 204,473.25	\$ 204,473	\$ 7,705,000
5/1/2025		\$ 110,000	4.65%	\$ 215,235.00		
11/1/2025				\$ 212,677.50	\$ 532,681	\$ 7,595,000
5/1/2026		\$ 115,000	4.65%	\$ 212,677.50		
11/1/2026				\$ 210,003.75	\$ 532,218	\$ 7,480,000
5/1/2027		\$ 120,000	4.65%	\$ 210,003.75		
11/1/2027				\$ 207,213.75	\$ 531,521	\$ 7,360,000
5/1/2028		\$ 125,000	4.65%	\$ 207,213.75		
11/1/2028				\$ 204,307.50	\$ 530,593	\$ 7,235,000
5/1/2029		\$ 130,000	4.65%	\$ 204,307.50		
11/1/2029				\$ 201,285.00	\$ 529,431	\$ 7,105,000
5/1/2030		\$ 135,000	4.65%	\$ 201,285.00		
11/1/2030				\$ 198,146.25	\$ 527,921	\$ 6,970,000
5/1/2031		\$ 145,000	4.65%	\$ 198,146.25		
11/1/2031				\$ 194,775.00	\$ 530,425	\$ 6,825,000
5/1/2032		\$ 150,000	5.50%	\$ 194,775.00		
11/1/2032				\$ 190,650.00	\$ 526,900	\$ 6,675,000
5/1/2033		\$ 160,000	5.50%	\$ 190,650.00		
11/1/2033				\$ 186,250.00	\$ 527,825	\$ 6,515,000
5/1/2034		\$ 170,000	5.50%	\$ 186,250.00		
11/1/2034				\$ 181,575.00	\$ 528,338	\$ 6,345,000
5/1/2035		\$ 175,000	5.50%	\$ 181,575.00		
11/1/2035				\$ 176,762.50	\$ 523,438	\$ 6,170,000
5/1/2036		\$ 185,000	5.50%	\$ 176,762.50		
11/1/2036				\$ 171,675.00	\$ 522,850	\$ 5,985,000
5/1/2037		\$ 200,000	5.50%	\$ 171,675.00		
11/1/2037				\$ 166,175.00	\$ 526,575	\$ 5,785,000
5/1/2038		\$ 210,000	5.50%	\$ 166,175.00		
11/1/2038				\$ 160,400.00	\$ 534,750	\$ 5,575,000
5/1/2039		\$ 220,000	5.50%	\$ 160,400.00		
11/1/2039				\$ 154,350.00	\$ 537,238	\$ 5,355,000
5/1/2040		\$ 235,000	5.50%	\$ 154,350.00		
11/1/2040				\$ 147,887.50	\$ 534,038	\$ 5,120,000
5/1/2041		\$ 245,000	5.50%	\$ 147,887.50		
11/1/2041				\$ 141,150.00	\$ 535,150	\$ 4,875,000
5/1/2042		\$ 260,000	5.50%	\$ 141,150.00		
11/1/2042				\$ 134,000.00	\$ 535,438	\$ 4,615,000
5/1/2043		\$ 275,000	5.50%	\$ 134,000.00		
11/1/2043				\$ 126,437.50	\$ 534,900	\$ 4,340,000
5/1/2044		\$ 290,000	5.50%	\$ 126,437.50		
11/1/2044				\$ 118,462.50	\$ 533,004	\$ 4,050,000
5/1/2045		\$ 305,000	5.85%	\$ 118,462.50		

**LT Ranch Community Development District**  
**Debt Service Fund - Series 2024 Bonds**

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
11/1/2045				\$ 109,541.25	\$ 534,576	\$ 3,745,000
5/1/2046		\$ 325,000	5.85%	\$ 109,541.25		
11/1/2046				\$ 100,035.00	\$ 534,979	\$ 3,420,000
5/1/2047		\$ 345,000	5.85%	\$ 100,035.00		
11/1/2047				\$ 89,943.75	\$ 534,211	\$ 3,075,000
5/1/2048		\$ 365,000	5.85%	\$ 89,943.75		
11/1/2048				\$ 79,267.50	\$ 537,128	\$ 2,710,000
5/1/2049		\$ 390,000	5.85%	\$ 79,267.50		
11/1/2049				\$ 67,860.00	\$ 533,728	\$ 2,320,000
5/1/2050		\$ 410,000	5.85%	\$ 67,860.00		
11/1/2050				\$ 55,867.50	\$ 534,011	\$ 1,910,000
5/1/2051		\$ 435,000	5.85%	\$ 55,867.50		
11/1/2051				\$ 43,143.75	\$ 537,686	\$ 1,475,000
5/1/2052		\$ 465,000	5.85%	\$ 43,143.75		
11/1/2052				\$ 29,542.50	\$ 519,543	\$ 1,010,000
5/1/2053		\$ 490,000	5.85%	\$ 29,542.50		
11/1/2053				\$ 15,210.00	\$ 535,210	\$ 520,000
5/1/2054		\$ 520,000	5.85%	\$ 15,210.00		
11/1/2054				\$ -	\$ -	\$ -



## RESOLUTION 2025-19

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

#### RECITALS

**WHEREAS**, the LT Ranch Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

**WHEREAS**, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

**WHEREAS**, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.**

- a) **Date:** The second Tuesday of each month for Fiscal Year 2026, which covers the period October 1, 2025 through September 30, 2026.

October 14, 2025	November 11, 2025
December 9, 2025	January 13, 2026
February 10, 2026	March 10, 2026
April 14, 2026	May 12, 2026
June 9, 2026	July 14, 2026
August 11, 2026	September 8, 2026

- b) **Time:** 1:00 P.M. (Eastern Standard Time)

- c) **Location:** Offices of Taylor Morrison  
551 Cattlemen Road - Suite 200  
Sarasota, Florida 34232

**SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS.** The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District

**RESOLUTION 2025-19**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LT RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

**SECTION 3. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the LT Ranch Community Development District.

**PASSED AND ADOPTED** by the Board of Supervisors of the LT Ranch Community Development District, Sarasota County, Florida, this 8th day of July 2025.

**ATTEST:**

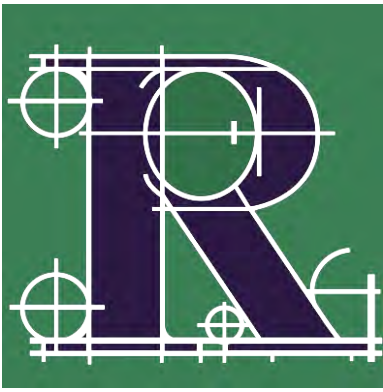
**LT RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
John Wollard, Chairperson

SUMMARY OF BID PROPOSALS RECEIVED			5/27/2025		Prepared by Calvin, Giordano & Associates, Inc.			
FOR: LT Ranch Community Development District					I hereby certify that the following is a true			
The term of the contract shall be three years with a renewal option not to exceed five (5) years					summary of proposals received:			
Prices will increase at a rate of 3% annually.					Signature <u>Richard Freeman</u> Date: 5/27/2025			
	DESCRIPTION	QUANT.	Russell Landscape Florida		Yardnique		Sunny Grove Lanscape & Irrigation	
			Oct 1, 2025 - Sept 30,2026		Oct 1, 2025 - Sept 30, 2026		Oct 1, 2025 - Sept 30,2026	
			UNIT PRICE	TOTAL ITEM AMOUNT	UNIT PRICE	TOTAL ITEM AMOUNT	UNIT PRICE	TOTAL ITEM AMOUNT
I.	General							
1.01	Lorraine Rd. CDD and lake banks	1	\$113,268.00	\$113,268.00	\$230,850.00	\$230,850.00	\$267,959.64	\$267,959.64
1.02	Luna Lane and Night Skye	1	\$58,676.00	\$58,676.00	\$104,394.00	\$104,394.00	\$101,467.88	\$101,467.88
1.03	Turner Park Playground, tennis courts, dog park	1	\$17,004.00	\$17,004.00	\$19,560.00	\$19,560.00	\$48,224.60	\$48,224.60
1.04	Turner Park Ballfields	1	\$42,000.00	\$42,000.00	\$132,990.00	\$132,990.00	\$152,995.20	\$152,995.20
	Subtotal			\$230,948.00		\$487,794.00		\$570,647.32
1.05	Lorraine Rd, Extension	1	\$43,500.00	\$43,500.00	\$87,522.00	\$87,522.00	\$169,170.06	\$169,170.06
1.06	Skye Ranch walking trails	1	\$36,864.00	\$36,864.00	\$29,508.00	\$29,508.00	\$20,025.00	\$20,025.00
1.07	Skye Ranch Greenway	1	\$720.00	\$720.00	\$11,160.00	\$11,160.00	\$20,394.00	\$20,394.00
	Subtotal			\$81,084.00		\$128,190.00		\$209,589.06
	Grand Subtotal			\$312,032.00		\$615,984.00		\$780,236.38





ATLANTA + CHARLESTON + DESTIN + NASHVILLE + SAVANNAH + TAMPA

# PROPOSAL FOR PARTNERSHIP

LT RANCH COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE AND IRRIGATION MANAGEMENT



UNMATCHED IN THE INDUSTRY



May 22<sup>nd</sup>, 2025

RE: LT Ranch Community Development District Landscape Maintenance Services

As the landscape service provider for LT Ranch CDD, Russell Landscape's primary objective will be to enhance the experience of all those who encounter the district through sound economical delivery of landscape management services and to ensure all residents, guests, and employees return home safely each day. We are well versed in working on similar high profile and expansive sites, clear of the level of expectation, and capable of delivering it. Working in concert with the LT Ranch team to manage and enhance the grounds through a systematic phased approach will be a principle focus for Russell Landscape. We are prepared to deliver a general outline of our plan and would welcome a chance to present.

Clear communication will be key in the day-to-day management and continual improvement of the district's landscapes. Our dedicated account manager will conduct evaluations of the property before and after service, noting any unique landscape maintenance items for completion over the next service as well as any issues with structures, safety, lighting, parking, or anything of note the district should be aware of. Any issues will be communicated to district management as needed. These evaluations will be key in driving the quality and continual improvement of the district's grounds as well as addressing concerns in a timely manner.

As one of the largest commercial landscape companies in the southeast, we have a vast amount of support available beyond the crews dedicated to the management of the LT Ranch CDD grounds. In the unusual event of severe storms, surprise events, or other unknown need, our staff of over 700 will always be available to get across whatever finish line presents itself. With all the daily challenges the management of the district presents, you can feel confident Russell Landscape will assume ownership of your grounds as our own. We would be honored to be your partner.

Truly,

Eileen Grum

Business Development

Russell Landscape Florida, LLC

## **COMPANY HISTORY**

Founded in 1987 by Dr. W.E. “Bill” Russell, Russell Landscape is a family operated commercial landscape company. Based in Sugar Hill, Georgia, it has grown to be one of the largest landscape firms in the southeast. Russell Landscape offers a complete scope of diverse landscape services catering to master planned communities, municipalities, community improvement & development districts, commercial buildings, retail centers, schools, homeowners’ associations, and townhome and condominium communities. These services include landscape design and installation, hardscapes, irrigation, maintenance, chemical, and technical services. Russell Landscape has received numerous awards from the Urban Agriculture Council, for projects both installed and maintained. The company has consistently been listed in the Business Chronicle’s best commercial landscape contractors for more than 20 years and is also listed in the top 40 landscape contractors in the country. Russell Landscape has been fortunate enough to provide maintenance and installation services to numerous master planned communities, corporate campuses, and high-profile sites throughout the southeast including the SanDestin Owner’s Association, the Cumberland Community Improvement District, the University of South Florida, Kennesaw State University, and the Hilton Sandestin Beach Golf Resort & Spa, just to name a few.

Russell Landscape produced approximately 76 million dollars in annual landscape revenues in 2024 while providing landscape services to over 1,400 properties. At Russell, we take pride in our work and are committed to providing our customers with the highest level of professional, personalized services available in the industry. Our goal is to create a memorable and impactful environment for all users while ensuring minimal disturbance to users and distraction to our customers. Russell Landscape’s vast support system is populated with highly educated and trained landscape professionals specializing in each facet of our business. We take great pride in the people that represent our company and the approximately 700 Russell Landscape employees have the full support of one of the southeast’s largest family operated landscape contractors. The company, its ownership, and team of employees have always strived to be good stewards to the community and the environment. Each year Russell Landscape donates a great deal of time and resources to raise funds for different sectors of the community. The company is also highly focused on issues relating to clean water, conservation, and the protection of our environment. We are involved with the U.S. Green Building Council, Urban Agriculture Council, various Water Councils, and the Clean and Beautiful Campaigns. Our ownership and executive team believe these initiatives and affiliations help create a specific company culture in which every employee strives toward the same goal, which translates to delivery of the highest level of service available in the industry.

**LOCAL CONTACTS:**

**Shawn LaRue**, Regional Manager of our Florida operations, holds a Bachelor of Science in Plant and Soil Science from the University of Tennessee and a Master of Business Administration degree from Keller Graduate School of Management. Shawn is also and is a licensed Florida irrigation contractor and pesticide applicator. He has worked in the landscape industry for 23 years with some of the largest names in commercial landscape contracting in the country. In 2008, knowing his heart was in the landscape business, he decided to hang out his own shingle, opening Horticulture Services Group in Fort Walton Beach, Florida. After years of discussions and knowing the strength the two organizations would have together, he and Teddy Russell realized the time was right and merged in February of 2022. Shawn's nearly 20 years of experience and history successfully owning/operating a landscape company in Florida has provided him with priceless knowledge that he utilizes daily in the quest to proactively manage the needs of our team and our customers. Shawn is available via email at [shawnl@RussellLandscape.com](mailto:shawnl@RussellLandscape.com) or cell phone at 850-603-9783.

**Greg Pittman**, Branch Manager, will be overseeing the management of the LT Ranch CDD. Greg is an invaluable resource and team member at Russell Landscape, with over 11 years' experience as an Agronomist, 5 years of experience in commercial landscape for a total of 17 years in the industry. Greg has been with Russell Landscape for over 4 years and continues to put a great deal of effort into continually educating himself on the constantly evolving technology and products in the related fields. This dedication and experience have earned the respect of his peers and superiors and shaped him into the strong leader and customer service expert he is today. Greg can be reached via email at [GregP@RussellLandscape.com](mailto:GregP@RussellLandscape.com) or cell phone at 470-642-8316.

**David Both** is an experienced Landscape Account Manager with a deep passion for transforming outdoor spaces. David will be your direct point of contact for all day-to-day communications. With over 15+ years in the industry and multiple certifications including both GI-BMP and FCHP, David brings extensive expertise in project management, client relations, and sustainable landscape solutions. Known for delivering high-quality results, David excels at overseeing projects from concept to completion, ensuring each landscape not only meets but exceeds client expectations. David can be reached via email at [davidb@russelllandscape.com](mailto:davidb@russelllandscape.com) or cell phone at 941-713-1766.

**Stephen Alvarez** has been with the Tampa branch of Russell Landscape for six years, serving as an outstanding Production Manager. He brings 10+ years of horticultural experience in the landscape industry, where his deep knowledge and hands-on leadership consistently contribute to the success of our projects. He reports directly to the Account Manager, David Both (bio above), and plays a key role in overseeing the day-to-day operations and ensuring quality standards are met.

**Roberto "Paz" Rivera** has been a valued member of our company for over 20 years. As our Enhancement Crew Leader, he plays a specific leadership role within this division. He oversees a range of important projects, including seasonal color installations, sod replacement, tree work, and site clean-ups, consistently ensuring quality and efficiency across the board. Paz reports directly to David.

**Jason Alzamora** oversees supports service operations, including our irrigation management program. He has over 15 years of experience in landscaping and is a certified arborist, which provides valuable expertise in tree care. In addition to his daily responsibilities, he also manages the enhancement division. In addition, Jason is also OSHA certified. Jason reports directly to David.



**CORPORATE CONTACTS:**

**Brandon Thomas** has been our company Vice President of Operations since 2007 and has been a part of the Russell team since 2000. He holds a Bachelor of Science in Landscape Horticulture Degree from Auburn University, Class of 1999. He has over 20 years of experience in the landscape industry and is a Certified Landscape Professional. He is also a member of the Turfgrass Association, the Urban Agriculture Council, and the Community Association Institute. Brandon will oversee the service and management of LT Ranch CDD at the company leadership level and will be available via e-mail at [BrandonT@RussellLandscape.com](mailto:BrandonT@RussellLandscape.com) or cell phone at 770-391-8068.

**Josh Camp**, Vice President – Maintenance and General Manager, will be integrally involved with the day-to-day management of LT Ranch CDD. He is a graduate of the Abraham Baldwin Agricultural College, holds a degree in Turf Grass and Golf Course Management and has worked in the commercial landscape industry for over 20 years. Josh exemplifies our dedication to hiring the best and brightest in the industry. He joined the Russell Landscape team in 2015 as an account manager and quickly rose through the ranks to the leadership position he holds today. His experience includes horticulture services, landscape installation, floriculture services, irrigation services, commercial maintenance, and landscape enhancement services. Keeping the client's expectations at the center of his focus while always delivering a quality product has endeared him to his customers and entrenched him as a true leader to his crews and peers. Josh can be reached via email at [joshc@RussellLandscape.com](mailto:joshc@RussellLandscape.com) or cell phone at 404-557-5150.

**Will Dutton**, Director of Workforce Safety and Training, oversees the training and safety protocols that will ensure successful service delivery for LT Ranch CDD. Will's first position held with Russell Landscape was as a laborer on one of our maintenance trucks, but with 30 years of experience under his belt in the commercial landscape maintenance field, he was quickly promoted through the ranks to the management position he holds today. His experience includes horticulture services, landscape installation, floriculture services, irrigation management, and commercial maintenance. Keeping the client's expectations at the center of his focus while always delivering a quality product has endeared him to his customers and entrenched him as a true leader to his crews and peers. Will can be reached via email at [WilliamD@RussellLandscape.com](mailto:WilliamD@RussellLandscape.com) or cell phone at 407-399-8602.

**Matt Doster** is our Director of Landscape Construction and will handle the design, management, and implementation of any large-scale enhancements the district elects to undergo. Matt has an extensive background in landscape construction in the southeast spanning the last 20 years. He joined the Russell Landscape team in 2016 and is now our resident expert in all areas of construction including planting, hardscapes, irrigation, low voltage lighting, and just about any challenge we have run across. His thirst for knowledge and dedication to delivering solutions to the most complex challenges has entrenched him as a leader in the field. Matt can be reached via email at [MattD@RussellLandscape.com](mailto:MattD@RussellLandscape.com) or cell phone at 678-618-0023.



### **OPERATIONAL PLAN:**

Russell Landscape is well equipped to help and is excited about the prospect of becoming a long-term partner of LT Ranch CDD Community Development District. Immersing ourselves and our operation in the day-to-day activity, community, and culture, will be a joy.

After carefully measuring all landscape areas that comprise the included scope for LT Ranch CDD, Russell Landscape has determined the specific number of man hours required to maintain each individual area as well as all areas as a whole. Each area was measured to determine the specific turf type, seasonal pruning, and leaf removal time as well as mulch and seasonal color square footage.

**Russell Landscape will utilize one, four-person crew operating in various landscape trucks to accomplish the normal landscape maintenance tasks in the heart of the growing season. We plan to operate in 4, 10-hour days, however, should additional service be required, additional crews will be available on Fridays and weekends to address any additional requests or complete any weekly service visit items that were not completed during the regular service visits. The crews will have a complete set of all necessary maintenance equipment; large mowers, push mowers, metal blade edgers, string trimmers, blowers, and backpack sprayers, as well various hand tools such as any necessary pruning equipment, shovels, tarps, rakes, brooms, etc.**

**The Russell Landscape irrigation department will handle the monthly wet checks, weekly water source checks, repairs, and reporting. A two-person team will inspect all zones once each month and make all in-contract repairs. Any out-of-contract repairs will be proposed with our report or at the time of need.**

**As the road expansion project reduces the size of the medians, our landscape pricing will need to be adjusted accordingly to reflect those changes. Any deductions will be applied as the modifications take place.**

All turf, tree, shrub, and groundcover fertilization and pesticide applications shall be performed by the dedicated Russell Landscape horticultural services department whose only focus is plant health. These applications will be applied using our logoed spray vehicles and personnel applying both liquid and granular products at the proper rates per material label and under EPA guidelines and restrictions. Russell Landscape has 6 employees possessing Florida CPO licenses, as well as the necessary licenses from the state to apply as a company.

All Russell Landscape service teams mentioned above will be under the direct supervision of an Account Manager. He will serve as the main point of contact as well as be responsible for the coordination of all activities of Russell Landscape employees. The Account Manager will in turn report to his Branch and Regional Managers, and our Chief Operating Officer. This team of individuals will work seamlessly to ensure all quality expectations are met and exceeded. Biographies are above.

## **TRANSITION PLAN:**

### **First 30 Days:**

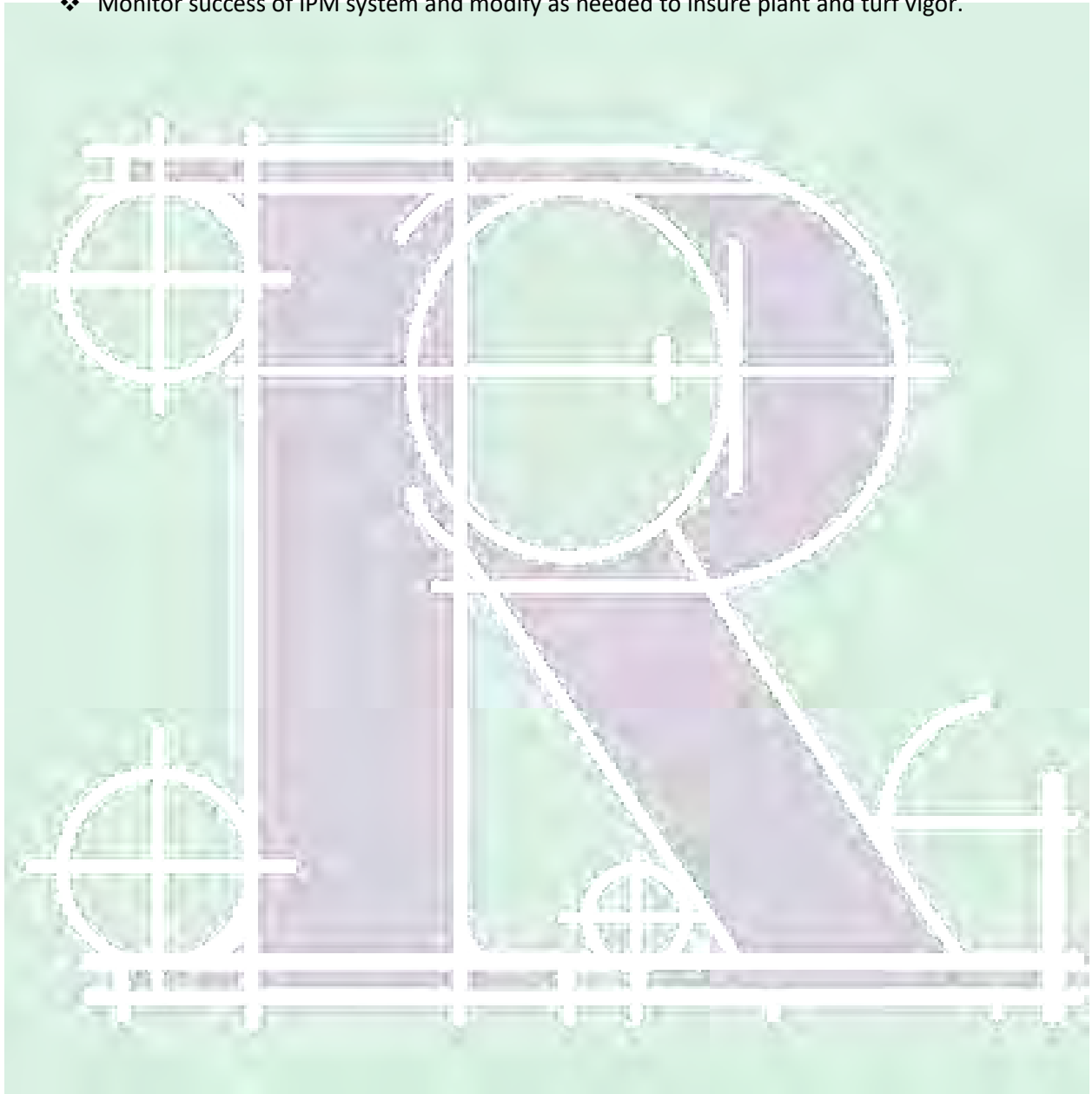
- ❖ Conduct inspection of service location with the LT Ranch CDD team. Provide typed results of inspection with items to address within the first 30 days by Russell's operational team. Ensure all have a clear understanding of the primary concerns and expectations to ensure site improvement from day one.
- ❖ Obtain soil samples of turf from multiple areas for base line reading of pH and soil needs. Depending on soil test results, we will update our recommended turf program for the coming year. Address any broad leaf weeds and grassy weeds in the turf and establish chemical plan for common areas based on existing strand of turf grass.
- ❖ Russell's irrigation team will conduct a complete evaluation of any existing irrigation systems checking irrigation heads, valves, controllers, and settings. Check to ensure each controller has automatic rain sensors and zone separation. Note irrigation issues such as broken heads, electrical issues, broken lateral lines or main lines. Provide the LT Ranch CDD team a detailed irrigation inspection report. Detailed irrigation mapping of the system showing main line shut offs, types of heads, zone coverage, and recommendations to improve/reduce water usage can be provided at an additional fee after system functionality has been restored.
- ❖ Inspect planting beds, review mulching schedule, and address bare areas in the planting beds. Establish defined bed lines using bed line trencher and shovels incorporating all natural areas and bare spots due to tree cover or other natural cause. Identify/address unsightly plants and make recommendations, remove dying or dead plants and develop a replacement plan for the LT Ranch CDD if desired.
- ❖ International Society of Arboriculture (ISA) Certified Arborist to conduct a tree inspection, note pruning requirements, insect disease or fertility issues, and make recommendations to address any safety issues. Insure we have building clearance and security lights are not being obstructed by tree limbs.
- ❖ Begin building Integrated Pest Management (IPM) program
- ❖ Provide LT Ranch CDD's leadership with our 24/7 contact information, including cell phone numbers and email addresses for contacting our managers in the event of an emergency.
- ❖ Take pictures of sites to document existing conditions and to demonstrate improvements moving forward.

### **First 60 days:**

- ❖ Conduct our 2<sup>nd</sup> inspection with the LT Ranch CDD team to review prior month's results and ensure all items have been addressed. Provide a written report and grade the property from an overall impression to determine focus for the next 30 days.
- ❖ Make recommendations with cost estimates for enhancements to LT Ranch CDD's team for budgeting purposes specifically looking for security issues and visual improvement. Intent is to ensure the overall safety and curb appeal of the community with an agreed plan for execution with the LT Ranch CDD team.
- ❖ Evaluate turf quality and plant health, related to fertility, insect and disease and overall plant vigor. Make necessary changes to plant healthcare program of Integrated Pest Management (IPM) strategy to maximize plant and turf vigor.
- ❖ Continue to monitor irrigation systems operational performance. Provide recommendations to adjust systems operations based on input from the maintenance team.

**First 90 days:**

- ❖ Conduct our 3rd inspection with the LT Ranch CDD team, review previous property inspection to insure all items have been addressed. Provide property inspection report and grade the property assessment.
- ❖ Monitor success of IPM system and modify as needed to insure plant and turf vigor.



## **SIMILAR COMMUNITIES LIST**

**\*\*\*The following is not an all-inclusive list, but all have a similar annual contract value to the LT Ranch CDD, are similar product types, and is intended to verify our qualification\*\*\***

1. The Sun City Center West Master Association – 3 Years - Current
2. The Sandestin Owners Association – 12 years – Current
3. The Turnberry Owners Association – 10 years – Current
4. The Lake Lanier Islands Lodge & Resort – 8 years – Current
5. The Hilton Sandestin Beach Golf Resort & Spa – 6 years - Current
6. The City of Atlanta – 6 years – Current
7. The City of Norcross – 3 years – Current
8. The City of Smyrna – 2 years – Current
9. The City of Douglasville – 2 years - Current
10. The City of Lawrenceville – 11 years – Not Current
11. The City of Alpharetta – 4 years – Current
12. The City of Savannah – 7 years – Current
13. The City of Hendersonville – 5 years – Current
14. The City of Plant City – 2 years – Current
15. The City of Goose Creek – 2 years - Current
16. The Hamilton Mill Homeowners Association – 14 years – Current
17. The Windermere Homeowners Association – 14 years – Current
18. The Littlebrook Homeowners Association – 18 years - Current
19. The Ridge Homeowners Association – 6 years – Not Current
20. The River Club Homeowners Association – 7 years – Current
21. The Soleil Laurel Canyon Community Association – 5 years – Current
22. The Cumberland Community Improvement District – 12 years – Current
23. The Gwinnett Place Community Improvement District – 16 years – Current
24. The South Forsyth Community Improvement District – 3 year – Current
25. The Buckhead Community Improvement District – 3 year – Current
26. The Lilburn Community Improvement District – 5 years - Current
27. The Aerotropolis Community Improvement Districts – 5 years – Not Current
28. The North Fulton Community Improvement District – 9 years – Not Current
29. The Town Center Community Improvement District – 7 years – Not Current
30. The Sugarloaf Community Improvement District – 7 years – Current
31. The Evermore Community Improvement District – 7 years – Not Current
32. The Metro South Community Improvement District – 6 years – Not Current
33. The Upper Westside Community Improvement District – 4 years – Not current

**\*\* While Russell Landscape Florida does not currently provide services to any large CDDs in your area, this presents a unique advantage for LT Ranch. Without the demands of multiple major commitments, we can allocate more focused time, resources, and attention to your project. We deeply value the opportunity to collaborate with you, and are committed to earning your trust through exceptional service and dedicated support. \*\***

**REFERENCES:**

**Chateaux**

Service Time: 2023 – Present

Patrick Nugent

727-412-0157

**Sun City West Master Association**

Service Time: 2021 – Present

Shawna Deiulio

813-955-6886

**Villa Lago**

Service Time: 2024 – Present

Owen Viven

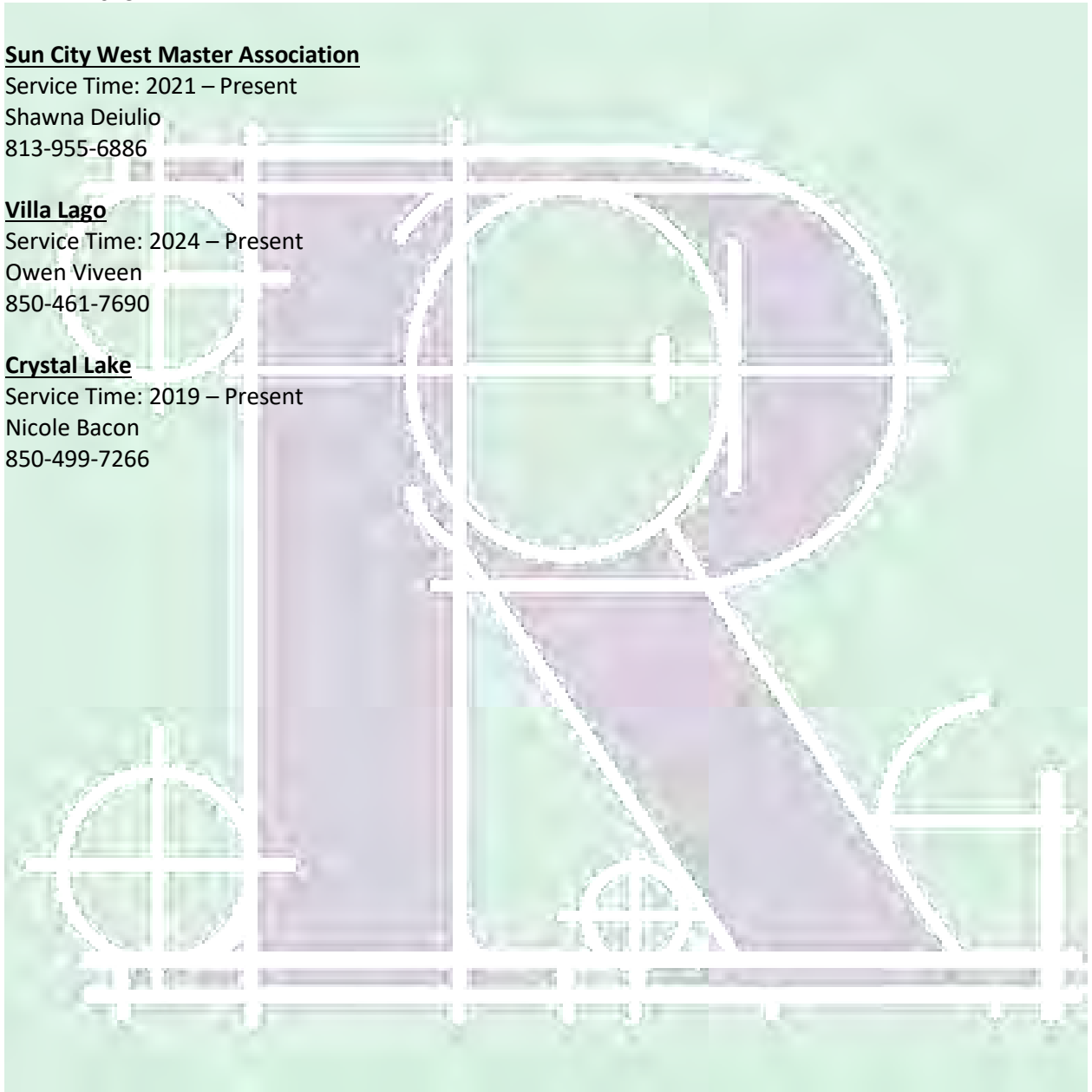
850-461-7690

**Crystal Lake**

Service Time: 2019 – Present

Nicole Bacon

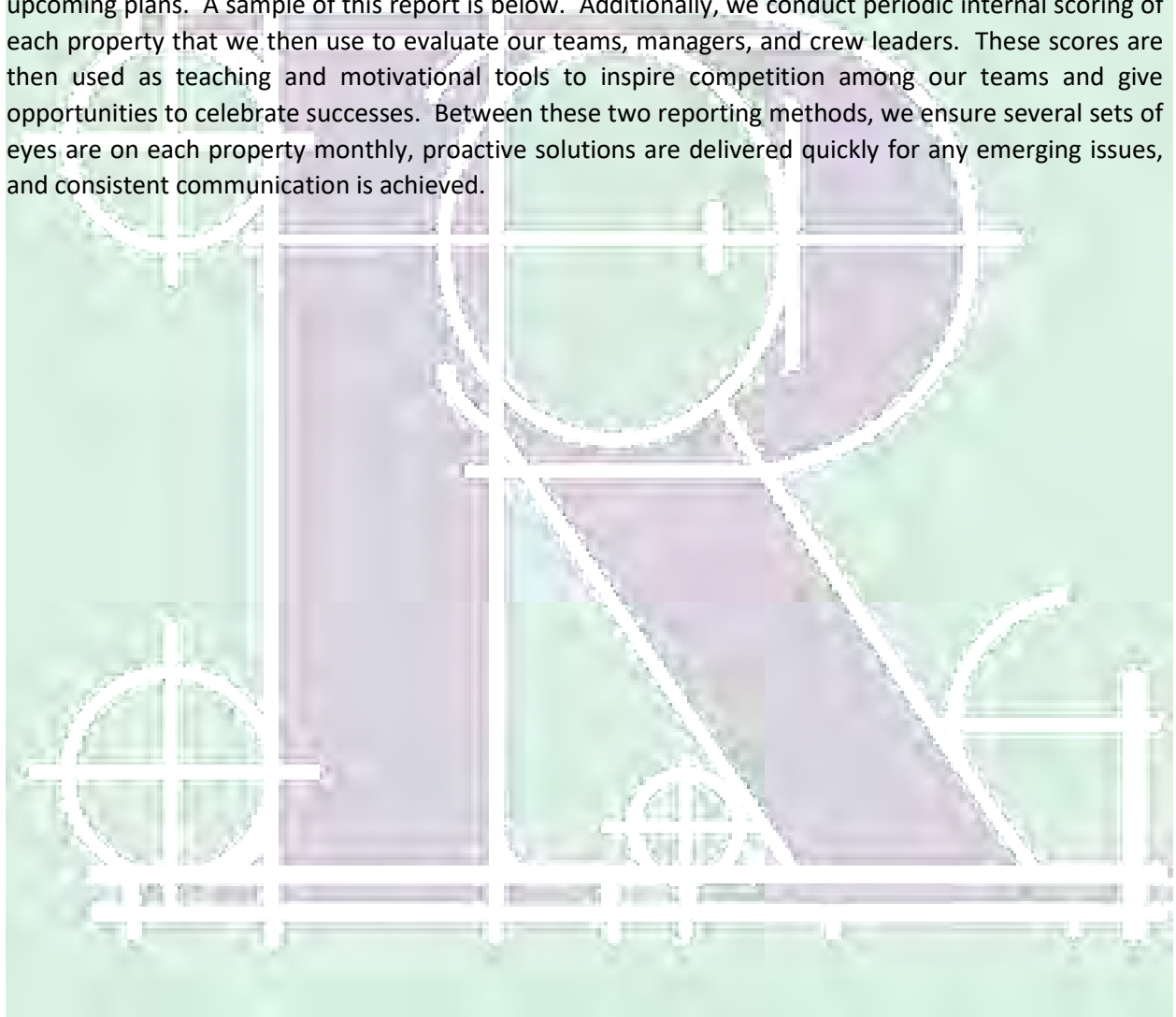
850-499-7266





**REPORTS AND ACCOUNTABILITY:**

At Russell Landscape we strive to provide both the highest level of available quality and customer service. To that end, we have several internal protocols in place to keep lines of communication open and keep the service level at its highest. We will conduct monthly management coordination meetings and walks of the property with the property manager to evaluate the current condition of the grounds, look at possible enhancement projects, ensure any prior requests have been completed, and hopefully eliminate as many surprises as possible. A written report will be generated from the walk and distributed to the property manager that will serve as our marching orders for the next 30 days and can be used internally by the property manager to update property owners, tenants, and superiors on current conditions and upcoming plans. A sample of this report is below. Additionally, we conduct periodic internal scoring of each property that we then use to evaluate our teams, managers, and crew leaders. These scores are then used as teaching and motivational tools to inspire competition among our teams and give opportunities to celebrate successes. Between these two reporting methods, we ensure several sets of eyes are on each property monthly, proactive solutions are delivered quickly for any emerging issues, and consistent communication is achieved.





Item 1

Whitestone Way and Middle Fork Trail -  
Turf overall looks great.

Discuss with crew to fully remove grass  
clippings during cleanup.



Item 2

Whitestone Way - Remove woody  
volunteers and control crack weeds.



Item 3

Lochsa Lane - Start discussion to remove  
lower limbs that are unsightly. One option  
would be to continue Viburnum on  
opposite side of fence as a screen for  
Moore Rd.





Item 4

Moore Rd Entrance - Review azaleas that are defoliated and determine if these should be replaced.



Item 5

Moore Rd - Remove general fallen limbs along natural area along sidewalk.



Item 6

Moore Rd - Continue to control and eradicate Wisteria vines.





Item 7

Moore Rd - Control weeds populating in ground-cover with selective herbicide.

Item 8

#### April Checklist

- + Apply fertilizer to Bermuda grass & Zoysia grass
- + Apply weed control to turf
- + Prune new growth on shrubs (as needed)
- + Start-up irrigation systems
- + Inspect trees, turf, shrubs for insects & disease, treat as needed
- + Start spring flower installation
- + Apply pre-emergent herbicide to Fescue in late April

Brandon Thomas  
Russell Landscape

### **DESIGN CAPABILITIES:**

The Russell Landscape design department is dedicated to renovation and long-term master planning for our existing customer base. These services are typically provided at no charge to our maintenance customers as an added value to our partnership. The seamless process from design, to implementation to maintenance allows us to move quickly, warranty all material, and provide the best solutions and highest level of quality to our partners. The Russell Landscape design department is currently staffed with 5 degreed landscape architects and led by Scott Tanner who is a registered Landscape Architect in Florida, Georgia, Tennessee, Alabama, North Carolina, and South Carolina. Our team can manage any project of any size from cradle to grave.

### **EQUIPMENT LIST:**

The following equipment and tools are available for utilization in the management of the LT Ranch CDD grounds:

- eXmark 96 inch riding mowers
- eXmark 60 inch walk-behind mowers
- eXmark 48 inch walk-behind mowers
- eXmark 21 inch push mowers
- Toro 60" Reelmaster riding mower
- TruCut 30" walk-behind reel mowers
- TruCut 21" walk-behind reel mowers
- Stihl backpack blowers
- Stihl backpack sprayers
- Stihl weed-eaters
- Stihl stick edgers
- Stihl hedge trimmers
- Stihl gas shears
- Stihl pole chainsaws
- Stihl 21" chainsaws
- Honda pressure washer
- Ventrac aerator
- Little Wonder street blower
- Isuzu 1-ton trucks with 600 gallon spray rigs
- Isuzu 1-ton equipment trucks
- Bed-trenching machine
- Assorted hand tools, shovels, rakes, ladders, etc.

## **SAFETY**

Russell Landscape has a moral and business obligation to provide a safe work environment for its employees, subcontractors, and the public. It is, therefore, the company's policy to abide by the Occupational Safety and Health Standards and to initiate and maintain appropriate practices that promote safety in the work environment.

All our employees and subcontractors are required to attend a weekly safety program. All employees and Subcontractors are also given a company Safety Manual as well as Company Safety Rules upon hire, for their review and signature. These items include, but are not limited to:

- Safety Acknowledgement Form
- Highway Right of Way Safety Training
- Construction Jobsite Safety Rules
- Substance Abuse Policy
- Hazard Communication/MSDS
- Regular Safety Training
- Fire Extinguisher Safety
- Fall Protection Safety
- Lawn Maintenance Safety
- Emergency Planning
- Ladder Safety
- Housekeeping/Clean-up
- Electrical Safety
- Excavation and Trenching Safety
- Crane and Rigging Safety
- Vehicle Safety
- Accident Reporting

In addition, all employees are required to wear official Russell Landscape work shirts, khaki work pants, hard toe boots, yellow reflective logoed safety vests, and all appropriate PPE (Personal Protective Equipment) as determined by job specifics.

## **HIRING AND TRAINING PROCEDURES**

### **A. Hiring and Training Procedures**

#### **a. New Hire Procedure**

Once a potential candidate has expressed interest in working for Russell Landscape an application is completed and submitted to our Human Resources Manager and an interview is scheduled with the appropriate Branch or Account Manager. After an interview has been conducted and a job offer is extended and accepted, a Russell landscape hire packet is completed by the employee. This packet includes the following:

- i. All required state and federal tax documentation
- ii. I-9 employment eligibility paperwork and documentation
- iii. Drug screening consent
- iv. Background check consent
- v. Personal Protection Equipment Contract
- vi. Russell Landscape Safety Contract

#### **b. Team Member Training**

Russell Landscape prides itself on having the most qualified and well-trained staff of professional men and women in the industry. All Russell Landscape employees are required to complete a series of training programs at different milestones of their tenure starting from the very first day of employment and continuing throughout their careers with Russell.

##### **Initial Training:**

New employees are teamed with experienced Training Crew Leaders for their first 30 days of employment, regardless of their previous experience. During this initial period, newly hired individuals will be evaluated and taught the skillsets necessary to deliver Russell quality service. This includes but is not limited to:

- i. Proper use of safety equipment
- ii. Handling and usage of stick equipment such as edgers and weed eaters
- iii. Handling and usage of mowing equipment
- iv. Handling and usage of blowers
- v. Handling, storage and use of common herbicides and pesticides
- vi. Plant and turf identification
- vii. Proper pruning technique for the most common plant species

Once a newly hired team member has demonstrated proficiency in these areas he or she is then assigned to a permanent crew.

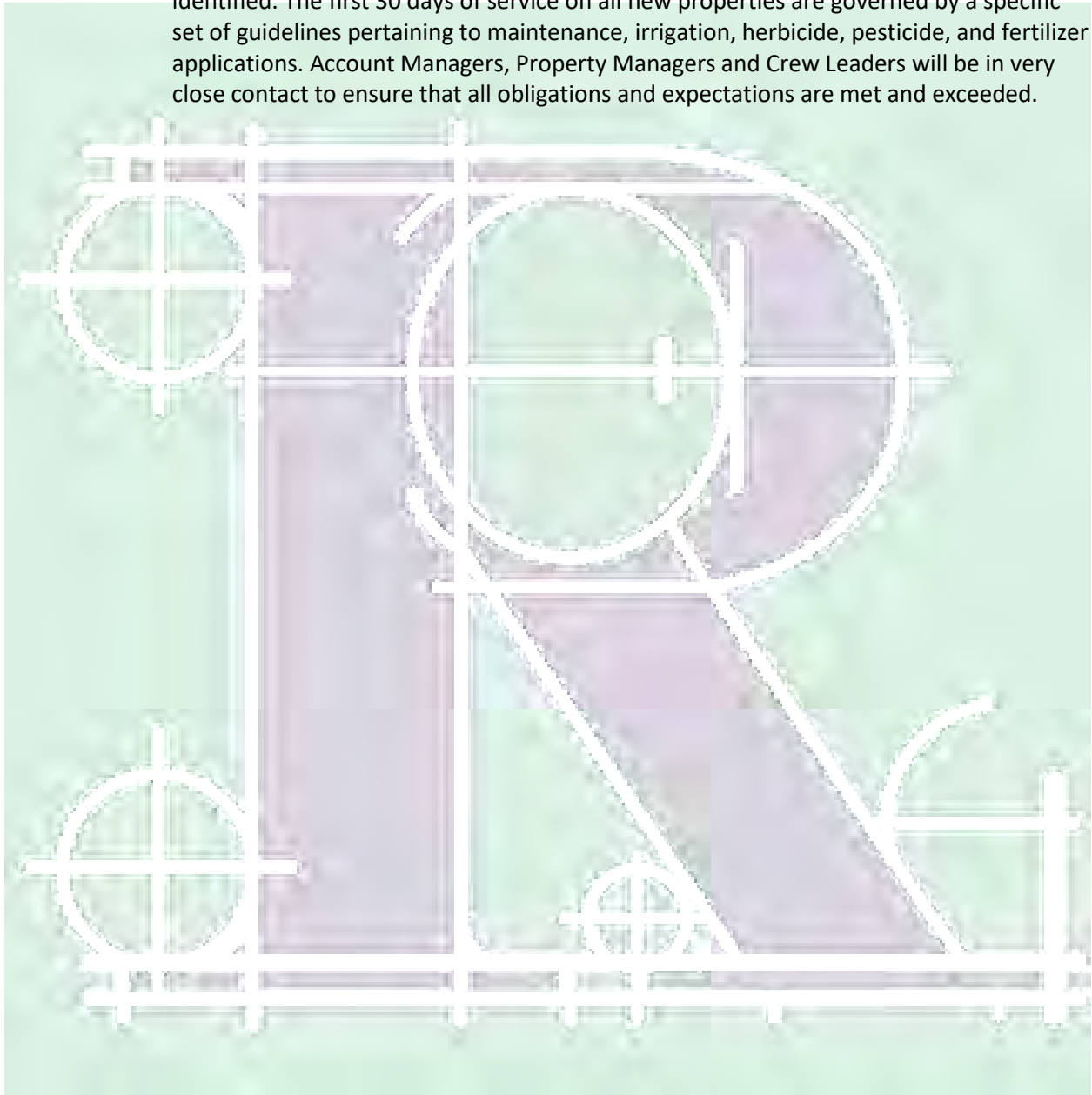
##### **Ongoing Training:**

All team members are required to participate in ongoing training programs that focus on particular areas of landscape maintenance such as but not limited to:

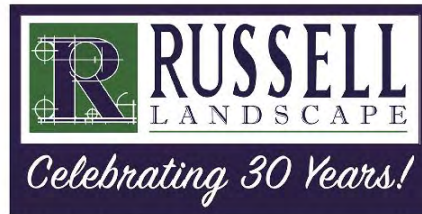
- i. Advanced pruning techniques
- ii. Turf, shrub and plant disease and stress identification
- iii. Advanced pesticide, herbicide, and fungicide use
- iv. First-aid and CPR

On Site Training:

Every property is different, and all Russell employees understand the importance of personalized service. Prior to any crew commencing service on any property of any kind, a thorough walk of the property is performed with the Crew Leader and the Account Manager where all areas of special interest or special instructions are identified. The first 30 days of service on all new properties are governed by a specific set of guidelines pertaining to maintenance, irrigation, herbicide, pesticide, and fertilizer applications. Account Managers, Property Managers and Crew Leaders will be in very close contact to ensure that all obligations and expectations are met and exceeded.



## MAINTENANCE PERSONNEL UNIFORMS



### Official Maintenance Crew Uniform



Name Tag





<b>Form W-9</b> (Rev. March 2024) Department of the Treasury Internal Revenue Service	<b>Request for Taxpayer Identification Number and Certification</b> Go to <a href="http://www.irs.gov/FormW9">www.irs.gov/FormW9</a> for instructions and the latest information.	Give form to the requester. Do not send to the IRS.
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**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page vi	<table style="width: 100%;"> <tr> <td style="width: 70%;"> <b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)  <b>Russell Landscape Florida, LLC</b> </td> <td style="width: 30%;"></td> </tr> <tr> <td colspan="2"> <b>2</b> Business name/disregarded entity name, if different from above.         </td> </tr> <tr> <td colspan="2"> <b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Individual/sole proprietor    <input type="checkbox"/> C corporation    <input type="checkbox"/> S corporation    <input type="checkbox"/> Partnership    <input type="checkbox"/> Trust/estate  <input checked="" type="checkbox"/> <b>LLC.</b> Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <span style="float: right;"><b>P</b></span>  <small><b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</small>  <input type="checkbox"/> Other (see instructions)           </div> <div style="width: 30%;"> <b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):            Exempt payee code (if any) _____            Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____            (Applies to accounts maintained outside the United States.)         </div> </div> </td> </tr> <tr> <td colspan="2"> <b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/> </td> </tr> <tr> <td colspan="2"> <b>5</b> Address (number, street, and apt. or suite no.). See instructions.  <b>P.O. Box 96747</b> </td> </tr> <tr> <td colspan="2"> <b>6</b> City, state, and ZIP code  <b>Charlotte, NC 28296-6747</b> </td> </tr> <tr> <td colspan="2"> <b>7</b> List account number(s) here (optional)         </td> </tr> <tr> <td colspan="2"> <b>Requester's name and address (optional)</b> </td> </tr> </table>	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>Russell Landscape Florida, LLC</b>		<b>2</b> Business name/disregarded entity name, if different from above.		<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. 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<b>Requester's name and address (optional)</b>																	

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>	
<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 30px; height: 30px;"></div> <div style="border: 1px solid black; width: 30px; height: 30px;"></div> <div style="border: 1px solid black; width: 30px; height: 30px;"></div> <div style="border: 1px solid black; width: 30px; height: 30px;"></div> </div>	<div style="border: 1px solid black; width: 30px; height: 30px;"></div>
or	
<b>Employer identification number</b>	
<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; width: 30px; height: 30px; text-align: center;">4</div> <div style="border: 1px solid black; width: 30px; height: 30px; text-align: center;">5</div> <div style="border: 1px solid black; width: 30px; height: 30px; text-align: center;">-</div> <div style="border: 1px solid black; width: 30px; height: 30px; text-align: center;">3</div> <div style="border: 1px solid black; width: 30px; height: 30px; text-align: center;">6</div> <div style="border: 1px solid black; width: 30px; height: 30px; text-align: center;">9</div> <div style="border: 1px solid black; width: 30px; height: 30px; text-align: center;">3</div> <div style="border: 1px solid black; width: 30px; height: 30px; text-align: center;">5</div> <div style="border: 1px solid black; width: 30px; height: 30px; text-align: center;">2</div> <div style="border: 1px solid black; width: 30px; height: 30px; text-align: center;">7</div> </div>	

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person	Date <b>09/04/2024</b>
------------------	--------------------------	------------------------

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)



# CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 2

 DATE (MM/DD/YYYY)  
 11/21/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Willis Towers Watson Insurance Services West, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA		<b>CONTACT NAME:</b> WTW Certificate Center <b>PHONE:</b> 1-877-945-7378 <b>FAX:</b> 1-888-467-2378 <b>EMAIL:</b> certificates@wtwoo.com <b>ADDRESS:</b>															
<b>INSURED</b> Russell Landscape Florida, LLC 4360 Woodward Way Sugar Hill, GA 30518		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC#</th> </tr> </thead> <tbody> <tr> <td>INSURER A: United Specialty Insurance Company</td> <td>12537</td> </tr> <tr> <td>INSURER B: Safety National Casualty Corporation</td> <td>15105</td> </tr> <tr> <td>INSURER C: Gotham Insurance Company</td> <td>25569</td> </tr> <tr> <td>INSURER D: Ascot Insurance Company</td> <td>23752</td> </tr> <tr> <td>INSURER E: Evanston Insurance Company</td> <td>35378</td> </tr> <tr> <td>INSURER F: Navigators Specialty Insurance Company</td> <td>36056</td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC#	INSURER A: United Specialty Insurance Company	12537	INSURER B: Safety National Casualty Corporation	15105	INSURER C: Gotham Insurance Company	25569	INSURER D: Ascot Insurance Company	23752	INSURER E: Evanston Insurance Company	35378	INSURER F: Navigators Specialty Insurance Company	36056
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## COVERAGES

CERTIFICATE NUMBER: W36342358

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	ATN2419762	11/01/2024	11/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPIOP AGG \$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	CA6676830	11/01/2024	11/01/2025	COMBINED SINGLE LIMIT (EA ACCIDENT) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$	Y	Y	EX202400005564	11/01/2024	11/01/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	Lds4069023	11/01/2024	11/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Installation Floater			INMA2410002276-01	11/01/2024	11/01/2025	Jobsite Limit \$500,000 Deductible \$1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE ATTACHED

## CERTIFICATE HOLDER

## CANCELLATION

For Information Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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ACORD 25 (2016/03)

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PR ID: 26776011

BATCH: 3714883



AGENCY CUSTOMER ID: \_\_\_\_\_  
LOC #: \_\_\_\_\_

## ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Willis Towers Watson Insurance Services West, Inc.		NAMED INSURED Russell Landscape Florida, LLC 4300 Woodward Way Sugar Hill, GA 30518	
POLICY NUMBER See Page 1		EFFECTIVE DATE: See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1		

## ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM.

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Certificate Holder is included as an Additional Insured as respects to General Liability, Auto Liability as required by written contract or agreement and Umbrella/Excess Liability.

General Liability, Auto Liability and Umbrella/Excess Liability policies shall be Primary and Non-Contributory with any other insurance in force for or which may be purchased by Certificate Holder.

Waiver of Subrogation applies in favor of Certificate Holder with respects to General Liability, Auto Liability as required by written contract or agreement, Umbrella/Excess Liability and Workers Compensation, as permitted by law.

Ongoing and Completed Operations is included under the General Liability policy.

INSURER AFFORDING COVERAGE: Ascot Insurance Company

NAIC#: 23752

POLICY NUMBER: IMMA2410002276-01 EFF DATE: 11/01/2024 EXP DATE: 11/01/2025

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Equipment Leased/Rented	Per Occurrence	\$100,000
	Per Item	\$100,000
	Deductible	\$15,000

INSURER AFFORDING COVERAGE: Evanston Insurance Company

NAIC#: 35378

POLICY NUMBER: CFLM01127172 EFF DATE: 11/01/2024 EXP DATE: 11/01/2025

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Pollution/Professional Liability	Per Occurrence	\$1,000,000
	Aggregate	\$2,000,000
	Deductible	\$10,000

INSURER AFFORDING COVERAGE: Navigators Specialty Insurance Company

NAIC#: 36056

POLICY NUMBER: SF24EXCE0JD17IC EFF DATE: 11/01/2024 EXP DATE: 11/01/2025

ADDITIONAL INSURED: Y

SUBROGATION WAIVED: Y

TYPE OF INSURANCE:	LIMIT DESCRIPTION:	LIMIT AMOUNT:
Excess Liability		\$3,000,000 xs of
		\$2,000,000

ACORD 101 (2008/01)

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SR ID: 26776011

BATCH: 3714883

CERT: W36342358



## FNGLA Certificate of Completion

for

**William Dutton**

For Completion of

**FCHP Practice Test Central Florida**

Completed: 2/12/2021

FNGLA Director of Industry Certifications

# *State of Florida*

## *Department of State*

I certify from the records of this office that RUSSELL LANDSCAPE FLORIDA, LLC is a limited liability company organized under the laws of the State of Florida, filed on October 27, 2011, effective October 27, 2011.

The document number of this limited liability company is L11000122917.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on February 10, 2025, and that its status is active.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Tenth day of February, 2025*



A handwritten signature in black ink, appearing to be "C. J. Scott", written over a horizontal line.

*Secretary of State*

Tracking Number: 7993312135CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>







## Department of Environmental Protection

2600 Blair Stone Road, M.S. 3570  
Tallahassee, Florida 32399-2400

**UF IFAS**  
UNIVERSITY of FLORIDA

GI-BMP Trainee ID: GV915774  
Certification date: 2/3/2021

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training Program. Your certificate of completion and wallet card are attached. If there are errors in the certificate, or if we can be of further assistance, please contact the GI-BMP Office of the UF/IFAS Florida-Friendly Landscaping™ Program at [gi.bmp@ifas.ufl.edu](mailto:gi.bmp@ifas.ufl.edu) or (352) 273-4517.

Please note that this training certificate alone does not authorize you to apply fertilizer commercially. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

Apply online: <https://aesecomm.freshfromflorida.com>. The certificate number from this document is required to apply for Fertilizer Applicator Certification. For assistance contact: The Bureau of Licensing and Enforcement, (850) 617-7997

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor.  
[http://fl.ifas.ufl.edu/professionals/instructor\\_program.html](http://fl.ifas.ufl.edu/professionals/instructor_program.html)

**Test Score: 85%**

State of Florida  
DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

William Henry Dutton III

**William Henry Dutton III**

GV915774-1

Certificate #

GV915774

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES  
TRAINING PROGRAM



ADDENDUM TWO  
Cover Sheet

Project Title: Skye Ranch  
Date: 5/22/2025  
Addendum No.: 2

This Addendum forms part of the original documents and modifies the pricing sheet. All other terms and conditions remain unchanged.

**New Pricing Sheet - 5/22/2025**

**Skye Ranch Lorraine Road CDD and Lake Banks**

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service	\$1,145.00	42	\$48,090.00
Bed Maintenance Services	\$3,025.00	6	\$18,150.00
Trail Maintenance Services	Included	24	Included
Bahai Maintenance Services	\$100.00	18	\$1,800.00
Non-Selective Weed Control	\$385.00	12	\$4,620.00
Fertilization		0	
Turf	\$5,907.00	4	\$23,628.00
Beds	\$615.00	2	\$1,230.00
Palms/Trees	\$615.00	2	\$1,230.00
Pest Control	\$530.00	6	\$3,180.00
Irrigation	\$945.00	12	\$11,340.00
<b>Yearly Cost</b>			<b>\$113,268.00</b>
<b>Monthly Cost</b>			<b>\$ 9,439.00</b>

**Skye Ranch Luna Lane and Night Skye Ave CDD Common Areas**

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service	\$552.00	42	\$23,184.00
Bed Maintenance Services	\$1,635.00	6	\$9,810.00
Non-Selective Weed Control	\$375.00	12	\$4,500.00
Fertilization		0	
Turf	\$1,098.00	4	\$4,392.00
Beds	\$240.00	2	\$480.00
Palms/Trees	\$240.00	2	\$480.00
Pest Control	\$315.00	6	\$1,890.00
Irrigation	\$745.00	12	\$8,940.00
<b>Yearly Cost</b>			<b>\$ 58,676.00</b>
<b>Monthly Cost</b>			<b>\$ 4,473.00</b>

**Skye Ranch Turner Park Playground/Tennis Courts and Dog Park**

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service	\$185.00	42	\$7,770.00
Bed Maintenance Services	\$440.00	6	\$2,640.00
Non-Selective Weed Control	\$130.00	12	\$1,560.00
Fertilization		0	
Turf	\$550.00	4	\$2,200.00
Beds	\$12.00	2	\$24.00
Palms/Trees	\$85.00	2	\$170.00
Pest Control	\$110.00	6	\$660.00
Irrigation	\$165.00	12	\$1,980.00
<b>Yearly Cost</b>			<b>\$ 17,004.00</b>
<b>Monthly Cost</b>			<b>\$ 1,417.00</b>



**Skye Ranch Turner Park Ball Fields and commons surrounding**

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service Floratam	\$305.00	42	\$12,810.00
Lawn Maintenance Service Bermuda	\$155.00	69	\$10,695.00
Bed Maintenance Services	\$140.00	6	\$840.00
Bahai Maintenance Services	\$145.00	18	\$2,610.00
Non-Selective Weed Control	\$195.00	12	\$2,340.00
Fertilization	Separate form w/Breakdown	0	
Agronomic Scope		1	\$7,605.00
Irrigation	\$425.00	12	\$5,100.00
<b>Yearly Cost</b>			<b>\$ 42,000.00</b>
<b>Monthly Cost</b>			<b>\$ 5,100.00</b>

**Skye Ranch Lorraine Road CDD Extension**

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service	\$400.00	42	\$16,800.00
Bed Maintenance Services	\$495.00	6	\$2,970.00
Bahai Maintenance Services	\$30.00	18	\$540.00
Non-Selective Weed Control	\$255.00	12	\$3,060.00
Fertilization		0	
Turf	\$1,735.00	4	\$6,940.00
Beds	\$260.00	2	\$520.00
Palms/Trees	\$260.00	2	\$520.00
Pest Control	\$455.00	6	\$2,730.00
Irrigation	\$785.00	12	\$9,420.00
<b>Yearly Cost</b>			<b>\$ 43,500.00</b>
<b>Monthly Cost</b>			<b>\$ 3,625.00</b>

**Skye Ranch Greenway**

Function	Cost per Occurrence	Frequency	Cost per Year
Bahai Maintenance Services	\$40.00	18	\$720.00
<b>Yearly Cost</b>			<b>\$ 720.00</b>
<b>Monthly Cost</b>			<b>\$ 60.00</b>

**Skye Ranch Walking Trails**

Function	Cost per Occurrence	Frequency	Cost per Year
Edging Sidewalk	\$232.00	12	\$2,784.00
Bahai Lakes	\$50.00	18	\$900.00
Blow off Trail	\$585.00	52	\$30,420.00
Weed Spray Trail	\$230.00	12	\$2,760.00
<b>Yearly Cost</b>			<b>\$ 36,864.00</b>
<b>Monthly Cost</b>			<b>\$ 3,072.00</b>

**Total Yearly Contract Price****\$**





# YARDNIQUE FAMILY OF COMPANIES

Landmark | Naturescapes | Phoenix | Creative | Unique  
Team Management | ASI Landscapes | Precision

LT Ranch Community Development District  
Request for Proposals  
Landscape Maintenance & Irrigation Services

# Welcome Letter

We are delighted to present this contract for the landscape management of your property and to partner with you to provide quality services.

As part of our Yardnique Family of Companies, we are continuously expanding our area of service and we see this as an opportunity to nurture a long-term relationship with you. As we grow, we sincerely hope you will grow with us. We have been entrusted with some of the most prestigious properties and communities. Rest assured, we are fully equipped to care for every aspect of your landscape, and you will witness the remarkable Yardnique Family difference.

Effective communication is a cornerstone of our success, and we place significant value on our weekly visits, monthly walks, and consistent communication. These elements are crucial in delivering excellent service, as you have entrusted us to provide quality service in a timely manner while being in constant communication with you and your team. We are passionate about delivering excellent services and communication.

This unwavering dedication ensures that your property preserves its luminosity, attractiveness, and stands out for its unparalleled quality compared to others. We will provide you with opportunities to enhance and improve your landscape through proposals that drive a return on your investment and makes a significant impact for your property. We partner with you to maintain your outdoor environment and look forward to building a partnership with you.

We are excited to demonstrate the difference our services can make and look forward to the opportunity to work with you and create a thriving landscape together!

Sincerely,

Neil McFadyen  
Business Developer  
[neil.mcfadyen@yardnique.com](mailto:neil.mcfadyen@yardnique.com)  
7276101483



# Company Resume

**Name of Company:** Yardnique, Inc.

**State of Incorporation:** Delaware

**Years in Business:** 28 years

**Affiliated Companies:**

Yardnique | Landmark Landscapes | Naturescapes | Phoenix Landscapes | Creative | Unique | TEAM Management | TIGRIS Aquatics | ASI

ASI as part of The Family of Companies, is our premier landscape operations management and service provider for Florida.

**Approximate Number of Customers:** We currently serve about 1,300 communities across the southeastern United States. Our customers consist of large-scale full-service communities of 3,000+ homes, multi-family, hospitality, retail and industrial. Our extensive customer base demonstrates our ability to cater to diverse landscaping needs across various community sizes.

**Percent of Business with HOAs:** Roughly 80% of our business is with Homeowners Associations (HOAs). We pride ourselves on being community landscaping specialists, focusing on enhancing the outdoor living experience for residents. Our expertise in HOA landscaping allows us to address the unique needs and preferences of these communities effectively.

**Publicly or Privately Held:** We are a privately held company backed by venture capital. This allows us the flexibility to adapt quickly and efficiently without the constraints of an overarching corporate structure. At the same time, it provides the financial stability and economies of scale associated with a large company, enabling us to invest in the latest technology and best practices in the landscaping industry.

**Approximate Annual Revenue:** This year, we were ranked 22<sup>nd</sup> by Lawn & Landscape Magazine's top 100 landscaping companies with \$160 million in revenue. This year, our goal is to reach \$200 million in annual revenue. Our significant revenue growth reflects our expanding market presence and the increasing demand for our services.

**Areas Serviced:** The Family of Companies has grown to service five states in the southeast, with plans to expand further into the south and southwest. Our regional growth strategy is focused on delivering exceptional landscaping services while maintaining our commitment to quality and customer satisfaction.

**Number of Employees:** We currently have over 2,500 employees specializing in various aspects of landscaping and grounds care. Our team is divided into the following service areas:

- **Landscape Management and Maintenance Service:** Ensuring the ongoing health and appearance of landscapes through regular care and upkeep.
- **Landscape Design/Build:** Creating custom landscape designs and executing projects from concept to completion.
- **Landscape Enhancement/Floriculture/Horticulture:** Enhancing existing landscapes with additional features, plants, and flowers to increase aesthetic appeal.
- **Irrigation Design/Installation/Repair/Backflow Certification:** Providing comprehensive irrigation services to ensure efficient water use and landscape health.



# Leadership Team / Organizational Structure



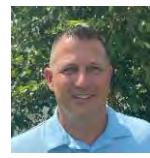
**Yardnique Founder and CEO**  
Brian Dumont



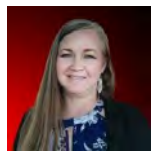
**Chief Operating Officer**  
Jeff Walters



**Vice President/Florida**  
Joe Chiellini



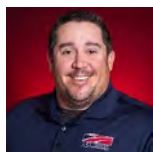
**VP of Business Development**  
Alan Anders



**CFO/Florida Operations**  
Kate West



**Director of Business Development  
Florida Operations**  
Dominick Portoghese



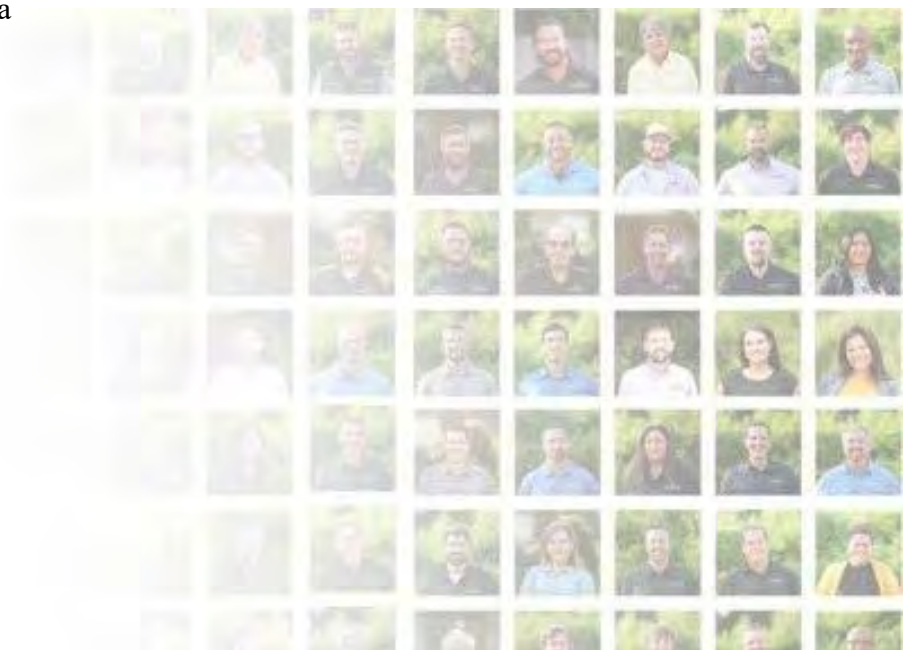
**District Operations Manager**  
Joe Amarosa



**Business Development**  
Neil McFadyen



**Branch Management**  
Jonathan Maceira



# Key Services Team

JOB TITLE	JOB RESPONSIBILITY
Branch Mgr.	<ul style="list-style-type: none"><li>• Accountable for your complete satisfaction</li><li>• Maintains schedule</li><li>• Ensures compliance to job specs and quality</li><li>• Manages crews</li><li>• Interfaces with on-site contact</li></ul>
Account Mgr.	<ul style="list-style-type: none"><li>• Accountable for your complete satisfaction</li><li>• Maintains schedule</li><li>• Ensures compliance to job specs and quality</li><li>• Manages crews</li><li>• Interfaces with on-site contact</li></ul>
Production Mgr.	<ul style="list-style-type: none"><li>• Schedules workload for crew</li><li>• Ensure readiness of workers, tools and materials</li><li>• Maintains safe working conditions</li><li>• Trains field personnel</li><li>• Assists w/large pruning jobs, chemical and irrigation applications</li><li>• Helps identify problem areas</li></ul>
Foreman	<ul style="list-style-type: none"><li>• Manages hourly activities of crews</li><li>• Operates all small walk behind mowers</li><li>• Helps crew operate hand-held machines</li><li>• Performs large pruning, trimming and detail jobs</li><li>• Daily clean up</li></ul>
Irrigation Technician	<ul style="list-style-type: none"><li>• Schedules weekly irrigation inspections and schedules approved repairs</li><li>• Adjusts, repairs and troubleshoots problems</li><li>• Assists as needed</li></ul>
Pest Control Specialist	<ul style="list-style-type: none"><li>• Applies insecticides, herbicides, fungicides and other chemicals, safely and in accordance with industry standards</li><li>• Proactively inspects for all pest pressure.</li></ul>

# Key Services Team

## **Alex Cotte**

### **Production Manager**

Alex has worked in the landscaping industry for over 6 years. He started as a labor worker and has worked his way up to Crew Leader and Operations / Production Manager. He has been through thorough industry and The Family of Companies training for all facets of his position and is BMP certified. Alex has shown that he is more than qualified for each job we give him and is ready to take on more. Alex excels at maintaining great relationships with his field-level personnel promoting motivation and teamwork and achieving exceptional service results. The Family of Companies is fortunate to have Jessie on our team for our next level of strategic growth.

## **Johannes Maceira**

### **Account Manager**

Johannes has been in the landscaping industry for 5 years. He started in the industry at crew level and worked his way up to field management and project management roles. He is proficient in all aspects of the landscape industry with a strong ability at effective and constant client communication. Johannes excels at maintaining great relationships with his clients and management teams, promoting motivation and teamwork. He is currently in charge of some of our most prestigious accounts and has shown that he is more than qualified for each job we give him. He is ready for the challenge of helping manage new large high profile projects.

## **Jonathan Franco**

### **Branch Manager**

Jonathan has been in the landscaping industry for over 10 years. He started in the industry as a laborer and worked his way up from Account Manager to Branch Management roles. He is proficient in all aspects of the landscape industry. Jonathan excels at maintaining great relationships with his team and excels as a client liaison and conflict resolution. He has been in key industry management positions for many years and is a perfect fit for The Family of Companies in the Tampa area.

## **Robert Tabone**

### **Agronomy Manager**

Bob is a seasoned landscape professional with over 20 years in Agronomy services. He's worked with landscape operations as well as his long history in Agronomy. He possesses the required licenses and certifications and continues participating in BMP and Agronomy seminars.

## **Johnny Rodriguez**

### **Irrigation Manager**

Johnny currently serves as our Irrigation Manager and oversees all Techs throughout our client portfolio. He has worked in the landscaping industry for over 15 years. He started as an irrigation laborer, then assistant and has worked his way up through the ranks to a manager position. He is proficient in serving all brands of irrigation systems, is active in his continuing education in his field, and holds multiple industry certifications.



# Florida Offices

The Family of Companies has a large presence in the state of Florida with significant resources for landscape maintenance, lawncare, horticulture, pest control and turf health. We are in the unique position to be able to immediately serve most of Florida with a rapidly expanding team of over 1000 landscape professionals working in Florida.

## **Family of Companies - Tampa**

9702 Harney Road  
Thonotosassa, FL 33592

## **YN Orlando**

574 Fairvilla Rd  
Orlando, FL 32808

## **YN Ft. Myers**

19431 Palm Beach Blvd  
Alva, FL 33920

## **YN Jacksonville**

5856 Mining Ter  
Jacksonville, FL 32257

## **Precision Palm Beach**

9450 Old Dixie Highway  
North Palm Beach, FL 33403

## **Creative Vero Beach**

7080 57th St  
Vero Beach, FL 32967

## **YN Ft. Lauderdale**

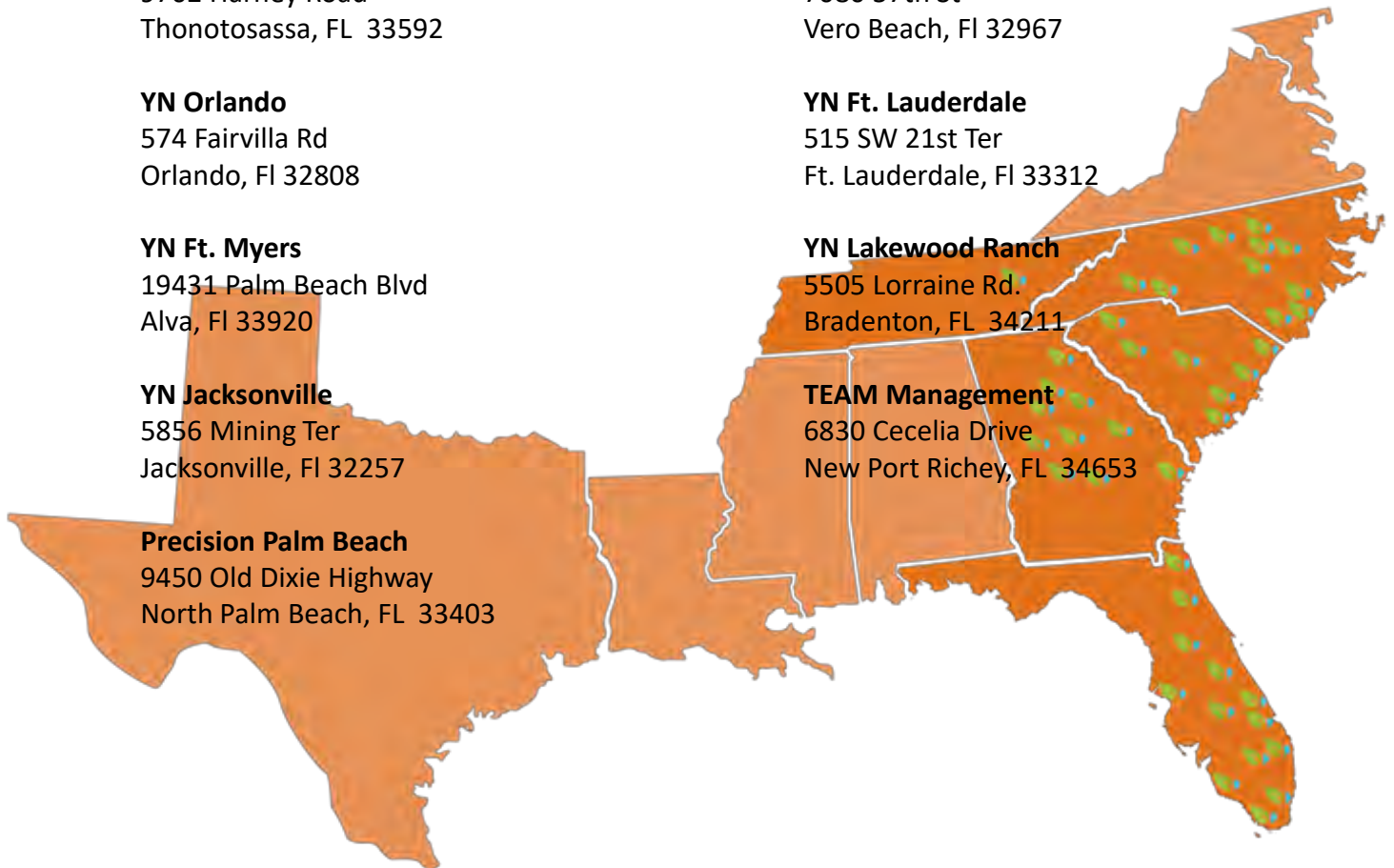
515 SW 21st Ter  
Ft. Lauderdale, FL 33312

## **YN Lakewood Ranch**

5505 Lorraine Rd.  
Bradenton, FL 34211

## **TEAM Management**

6830 Cecelia Drive  
New Port Richey, FL 34653





# Reference Contact Community List

## **Fishhawk Ranch CDD** (CDD)

(Recent Award) **Service Dates:** 2024 – Ongoing

**Service Provided:** Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, and ponds, trails.. (Value: \$1.4M plus). Located in **Lithia, FL**.

**Contact:** Mr. Eric Dailey  
District Manager  
Halifax Solutions, Inc  
[edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com)

## **Medley at Mirada Community HOA** (Homeowners Association)

**Service Dates:** 2022 – Ongoing

**Service Provided:** Full-service landscape maintenance for a maintenance free community of homes, villas, parks, common areas and Amenity Center, including monthly irrigation and horticultural services.. (Value: \$350K plus – 1/3 of buildout completed. \$1.1M when completed). Located in San Antonio, FL.

**Contact:** Mrs. Danielle Enyeart  
LCAM  
ICON Management  
(813) 642-1121  
[denyeart@theiconteam.com](mailto:denyeart@theiconteam.com)

## **Angeline Community HOA** (Homeowners Association)

**Service Dates:** 2022 – Ongoing

**Service Provided:** Full-service landscape maintenance for a maintenance free community of homes, villas, parks, common areas and Amenity Center, including monthly irrigation and horticultural services (Value: \$200K plus – 1/3 of buildout completed. \$750k when completed). Located in Land-O-Lakes, FL.

**Contact:** Mrs. Danielle Enyeart  
LCAM  
ICON Management  
(813) 642-1121  
[denyeart@theiconteam.com](mailto:denyeart@theiconteam.com)





# Reference Contact Community List

## **Spring Lake CDD** (CDD)

**Service Dates:** 2023 – Ongoing

**Service Provided:** Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide for community and sub-association entryways, perimeter grounds, roadways, parks, and ponds. (Value: \$225K plus). Located in **Riverview, FL**.

**Contact:** Mr. Eric Dailey

District Manager  
Halifax Solutions, Inc  
[edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com)

## **Water's Edge HOA/CDD** (Homeowners Association/CDD) **Service Dates:** 2019 – Ongoing

**Service Provided:** Full-service landscape maintenance including monthly irrigation and horticultural services provided community-wide. (Value: \$300K plus). Located in Port Richey, FL.

**Contact:** Mr. Rocco Iervasi  
Community Association Manager  
Management & Assoc.  
[riervasi@mgmt-assoc.com](mailto:riervasi@mgmt-assoc.com)

## **Hunter's Creek Community Association** (Community Association) **Service Dates:** 2020 – Ongoing

**Service Provided:** Full-service landscape maintenance services to community common area roads, parks, sub associations. (Value: \$1.4M plus) Located in Orlando, FL

**Contact:** Mrs. Michelle Ouimet

Community Association - General Manager  
HCCA  
(407) 240-6000  
[mouimet@hunterscreek.net](mailto:mouimet@hunterscreek.net)



# Gulf Region Client Listing

Company Name	Property Name	Address	City
Retreat at Stuart Crossing	Retreat at Stuart Crossing	1025 Retreat Drive	Bartow
HCA Healthcare	HCA Florida Sarasota Doctors	8500 SR 70 E	Bradenton
Willowbridge Property Company	Vida Lakewood Ranch	11109 Vida Circle	Bradenton
Camden Living Apartments	Camden Royal Palm	826 Milano Cir	Brandon
Chandler Residential Community	Providence Lakes	1702 Chapel Tree Circle	Brandon
Cortland Partners	Cortland Bermuda Lake	2648 Bermuda Lake Drive	Brandon
High Mark Residential	Westchester Apartments	105 Westchester Oak Lane	Brandon
MAA	MAA Brandon	921 Paddock Club Drive	Brandon
MAA	MAA Indigo Point	1805 Providence Lakes Blvd	Brandon
Providence Management Company	Lucerne	1419 Lake Lucerne way	Brandon
Providence Real Estate Property M	2211 Grand Isle	2211 Grand Isle Drive	Brandon
ReedTMS Logistics	Reed TMS Logistics	615 S. Ware Blvd	Brandon
RPM Living	Skye Oaks	110 Summerfield Way	Brandon
Seninel Real Estate Property Mana	Asprey	1240 Astor Commons Place	Brandon
Sentinel Corp	Versant Place Apartments	1010 Versant Drive	Brandon
Willow Bridge Property Company P	Alvista	1919 Sterling Palms Court	Brandon
MAA	MAA Seven Oaks	2042 Arrowgrass Dr Wesley	Chapel
Cortland Partners	Cortland Bayside	19355 US Highway 19 North	Clearwater
High Mark Residential	The Sands of Clearwater	2168 Druid Rd	Clearwater
High Mark Residential	Wellington Apartments	2900 Drew St	Clearwater
Richman Property Services	Bayside Court	1760 Clearwater Largo Road Nor	Clearwater
Richman Property Services	Belleair Place	1704 Clearwater Largo Road Nor	Clearwater
Richman Property Services, Inc	Clear Harbor	11240 U.S. 19	Clearwater
Vidalta Life	Pelican Lake	13200 49th Street N	Clearwater
Willowbridge Property Company	Pointe at Clearwater	2554 Oak Trail south	Clearwater
Windsor Communities	Windsor Clearwater	2031 Glass Loop	Clearwater
Westdale Sundance	Sundance Apartments	1601 Johns Lake Road	Clermont
Cushman & Wakefield	Estates at Fort King	36959 Bear Br Drive	Dade City
Reed Residence	Reed Residence	34631 Tranquiview Ln	Dade City
The Brightly	The Brightly - TBR Davenport C	1005 Brentwood Drive	Davenport
BH Management	Copper Creek North	9766 Bayard Brk Ct.	Gibson
Northsight Management	Hawthorne Meadows	11296 Riley Pines Circle	Gibson
MAA	MAA Palm Harbor	2400 Clubside Court Palm	Harbor
High Mark Residential	Weston Oaks Apts	1251 Weston Oaks Dr	Holiday
Pinellas Bayway Management (PBM)	Bay Mariner	19701 Gulf Blvd.	Indian Shores
High Mark Residential	Grande Court at Boggy Creek	1401 Grande Blvd	Kissimmee
MAA	MAA Lakewood Ranch	8100 Natures Way	Lake wood Ranch
Cove Communities	Cypress Lakes	10000 US Highway 98 North	Lakeland
High Mark Residential	Kathleen Pointe	1810 Grand Bay Circle	Lakeland
High Mark Residential	Wilmington Apartments	5425 Wilmington Blvd	Lakeland

# Gulf Region Client Listing

Company Name	Property Name	Address	City
High Mark Residential	Providence Reserve Apartme	955 Providence Reserve Loop	Lakeland
High Mark Residential	Cambridge Cove	1700 Cambridge Cove Pass	Lakeland
High Mark Residential	St. Luke's Life Center	915 Quincy St	Lakeland
Providence Management Compan	Village at Lake Highland	2150 Lake Highland Blvd	Lakeland
Westdale Lakeland Grand	Lakeland Grand Apartments	4315 Talon Loop	Lakeland
GrayCo Properties	Addison at Sunlake	18932 Addison lake dr #1113	Land O Lakes
Lennar	Angeline HOA	11233 Banyan Breeze Blvd.	Land O' Lakes
Management & Associates	Santa Fe at Stage Coach	Red Rock Drive	Land O' Lakes
Village at Terra Bella	Village at Terra Bella	23700 Viento Drive	Land O' Lakes
GSC Apartments	Madison at Largo	601 Rosery Road	Largo
Hit Promotional	Hit Promotional	7150 Bryan Dairy Road	Largo
Providence Real Estate Property M	Enclave on East	3660 E Bay Dr	Largo
Willow Bridge Property Company P	Charleston on 66th	12700 66th Street North	Largo
Willow Bridge Property Company P	Oceanaire	2045 E Bay Dr	Largo
Bryten Real Estate Partners	Circa at Fishhawk	13930 Spector Road	Lithia
FishHawk Ranch CDD	Fishhawk Ranch CDD	5721 Osprey Ridge Drive	Lithia
Home River Group	Starling FishHawk Ranch HOA	5402 Osprey Ridge Drive	Lithia
Home River Group	Starling FishHawk Villas	16030 Starling Crossing Dr	Lithia
Vanguard Management Group	Phoebe Park HOA	5940 Phoebebest Drive	Lithia
Carlton Arms	Lake Carlton Arms LLLP	17701 Lake Carlton Arms Dr	Lutz
Encompass Health	Encompass Health	3840 Atmore Grove Drive	Lutz
Lantower Residential	Lantower Luxury Living	1810 Sweetbroom Circle	Lutz
The Mahaffey Company	Carlton Arms of Magnolia Vall	7212 Carlton Arms Dr	New Port Riche
Water's Edge HOA	Water's Edge HOA	9019 Creedmoor Lane	New Port Riche
Cushman & Wakefield	The Lotus at Starkey Ranch	1470 Long Spur	Odessa
Greystar Management	Pier 8 at the Preserve	2130 Leather Fern Dr	Odessa
Courts and Grounds	USTA National Campus	10000 USTA Blvd	Orlando
Golfview Condominiums	Golfview Condominiums at H	13501 Turtle Marsh Loop	Orlando
Hunter's Creek HOA	Hunter's Creek Community As	14101 Town Loop Blvd	Orlando
KPMG-Hyatt	KPMG-Hyatt	9301 Lake Nona Blvd	Orlando
RPM Living	Skye at Conway	3149 Landtree Pl Orlando, FL 328	Orlando
Management & Associates	Sanctuary at Cobb's Landing	3502 Shoreline Circle	Palm Harbor
Management & Associates	Cobb's Landing: CLCA	3501 Shoreline Circle	Palm Harbor
Management & Associates	The Estates of Cobb's Landing	3501 Shoreline Circle	Palm Harbor
Vidalta Property Management	The Boot Ranch	1350 Seagate Drive	Palm Harbor
Bryten Real Estate Partners	Trevesta Place	6415 Annapolis Loop	Palmetto
Northsight Management	Pravela	8641 40Th Circle E	Palmetto
Power Design Inc.	Power Design Resources	7550 Westpark Pl	Palmetto
Cortland Partners	Cortland Satori I	3110 Grand Ave	Pinellas
Cortland Partners	Cortland Satori II	3110 Grand Ave	Pinellas

# Gulf Region Client Listing

Company Name	Property Name	Address	City
GSC Apartments	Allure at Gateway	8851 US Hwy 19 N	Pinellas Park
Condominium Associates	Lucaya Lake Club HOA	11309 Lake Lucaya Drive	Riverview
Cortland Partners	Cortland Riverview	9246 Headwaters Ave	Riverview
Cortland Partners	Cortland Winthrop West	6218 Watermark Drive	Riverview
Halifax Solutions	Spring Lake CDD	11305 Lake Lucaya Drive	Riverview
High Mark Residential	Windermere Apartments	9474 Windermere Lake Drive	Riverview
Live at Inland	Rivertree Apartments	5959 Bandera Springs Circle	Riverview
Prologis Property Management	Prologis - Legacy Park	3020 US Hwy 301	Riverview
Cushman & Wakefield	Ruskin Reserve	776 Ribbon Grass Loop	Ruskin
Northsight Management	Hawk's Glen (107 homes)	2310 Jungle Drive	Ruskin
	Len-Medley at Mirada CLUB (4	31800 Cannon Rush Drive	San Antonio
Icon Management Services	Medley at Mirada HOA	31800 Cannon Rush Drive	San Antonio
Cushman & Wakefield	HCA Sarasota Medical Centre	5571 Bee Ridge Road	Sarasota
HCA Healthcare	HCA Florida Sarasota Doctors	3450 Cattlemen Rd	Sarasota
HCA Healthcare	HCA Florida Sarasota Doctors	5731 Bee Ridge Road	Sarasota
Willow Bridge Property Company	The Tides at Waterside	7000 Tides Circle	Sarasota
Republic Bank	Republic Banks: Seminole	7800 Seminole Boulevard	Seminole
BH Management	Bayport Place - 80 Homes	1122 Burgundy Ct.	Spring Hill
1023 Juniper Condominium Associ	The Keys Town Homes	570 Carillon PKWY	St. Petersburg
Cortland Partners	Cortland Brighton Bay	10901 Brighton Bay Blvd NE	St. Petersburg
GSC Apartments	1701 Central	1701 Central Ave	St. Petersburg
GSC Apartments	The Courtney at Bay Pines	4652 Miramar Drive	St. Petersburg
Management & Associates	Management & Associates c/	100 Valencia Cir	St. Petersburg
Republic Bank	Republic Banks: 4Th St	6300 4th Street North	St. Petersburg
Republic Bank	Republic Banks: Central	6600 Central Avenue	St. Petersburg
Richman Property Services	Booker Creek	2468 13th Ave. North	St. Petersburg
Richman Property Services, Inc	The Shores Apts	2601 31st Street S.	St. Petersburg
Vantage Point Condos	Vantage Point Condominiums	10200 Gandy Blvd N	St. Petersburg
Vidalta Property Management	Gateway on 4th	501 116th Ave N	St. Petersburg
Bridge Property Management	Bridges at Bayside	500 110th Ave N.	St. Petersburg
Tonti Properties	Visconti at Westshore	2021 N. Lemans Blvd.	Tampa
Academy of Holy Names TPA	Academy of Holy Names	3319 Bayshore Blvd	Tampa
American Landmark	Luxe at 1820	1820 Crosstown Club Place	Tampa
Ameriprise Financial	Ameriprise Financial	1103 West Cleveland Street	Tampa
Bell Partners Inc.	Bell Westchase	8820 Thomas Oaks Drive	Tampa
Blue Ribbon Property Management	West End Townhomes	1514 W. Lemon Street	Tampa
Bridge Property Management	The Vinings at Hunters Green	8801 Hunters Lake Drive	Tampa
Camden Living Apartments	Camden Bay	11302 W Hillsborough Ave	Tampa
Camden Living Apartments	Camden Montague	9567 Sunbelt St	Tampa
Camden Living Apartments	Camden Preserve	6501 S West Shore Blvd	Tampa

# Gulf Region Client Listing

Company Name	Property Name	Address	City
Camden Living Apartments	Camden Visconti	2302 Visconti Blvd	Tampa
Camden Living Apartments	Camden Westchase	12112 Sugarloaf Key S	Tampa
Carrollwood Country Club	Carrollwood Country Club	13903 Clubhouse Dr	Tampa
CF Properties Corp.	Greenhouse Shops	3611 W. Hillsborough Avenue	Tampa
Condominium Associates	Ashington Reserves HOA	Devon Park Drive	Tampa
Cortland Partners	Cortland Bowery	6301 Westshore Blvd	Tampa
Cortland Partners	Cortland Westshore	6207 S West Shore Blvd	Tampa
Cortland Partners	Cortland Santos Flats	8733 Rocks Park Circle	Tampa
Cortland Partners	Cortland Bayport (Parkers Lar	10510 Parker's Landing Drive	Tampa
Cortland Partners	Cortland Bayport (Gallery)	10510 Parker's Landing Drive	Tampa
Cortland Partners	Cortland Bayport (Island Walk	10510 Parker's Landing Drive	Tampa
Cortland Partners	Cortland Lakecrest	10420 McKinley Drive	Tampa
Dayrise Residential LLC	Casa Bella on West Shore	6601 S West Shore Blvd	Tampa
Deakin Property Services	Harbour Place HOA	2905 Bayshore Blvd	Tampa
Denholtz Properties	Sweetwater Business Center	5453-5557 West Waters Ave	Tampa
Denholtz Properties	Sweetwater Business Center	5453-5557 West Waters Ave	Tampa
Dilweg	TDC Concourse, LLC	3505 East Frontage Road	Tampa
Element	Element Outside Grounds	808 North Franklin Street	Tampa
Embarc Collective	Embarc Collective	802 East Whiting Street	Tampa
Feeding Tampa Bay	Feeding Tampa Bay, Inc	3624 Causeway Blvd	Tampa
Fogelman	The Beck at Hidden River	8801 Hidden River Pkwy	Tampa
Franklin Street	The Morrison	936 S Howard Ave.	Tampa
High Mark Residential	Cedar Forest Apartments	12835 Cedar Forest Drive	Tampa
High Mark Residential	The Villas at Newport Landing	6240 Americas Cup Ave.	Tampa
High Mark Residential	Williams Landing Apartments	3730 Williams Landing Cir	Tampa
High Mark Residential	Waterford at Cypress Lake	4733 West Waters Avenue	Tampa
High Mark Residential	Williams Landing Villas	3730 Williams Landing Cir	Tampa
High Mark Residential	Gardens at Rose Harbor Apar	11927 Rose Harbor Dr.	Tampa
Highmark Residential	Milana Reserve	8730 N. Himes Avenue	Tampa
Hope Childrens Home	Hope International Ministries	11415 Hope International Drive	Tampa
Hunt Club Apartments	Sunset View - Hunt Club	9501 Lazy Lane	Tampa
Innovo Living	Innovo Living in Hyde Park	611 S. Magnolia Ave.	Tampa
Jesuit High School	Jesuit High School	4701 N Himes Ave	Tampa
Lincoln Apartments	Sanctuary at Highland	10246 Douglas Oaks Circle	Tampa
Lincoln Apartments	Lofton Place Apartments	5412 Deerbrooke Creek Circle	Tampa
MAA	MAA Bay View	2600 North Rocky Point Dr	Tampa
MAA	MAA Carrollwood	14009 Clubhouse Circle	Tampa
MAA	MAA Hampton Preserve	6398 Colonial Grand Dr	Tampa
MAA	MAA Belmere Apartments	5102 Belmere Parkway	Tampa
MAA	MAA Harbor Island	800 harbour Post dr	Tampa

# Gulf Region Client Listing

Company Name	Property Name	Address	City
MAA	MAA Hyde Park	502 S. Fremont Ave	Tampa
MAA	MAA Rocky Point	3101 N. Rocky Point Dr E	Tampa
MAA	MAA Soho Square	712 S Howard Ave	Tampa
MAA	MAA Tampa Oaks	8425 Montravail Circle	Tampa
Northsight Management	Spencer Creek	1494 Blue Rose Dr	Tampa
Original Carrollwood HOA	Original Carrollwood HOA	3515 McFarland Road	Tampa
Portofino Apartments	Portofino Apartments	8702 New Tampa Blvd	Tampa
Progress Village Luxury Apartment	Progress Village Luxury Apartment	6101 Innovation Way	Tampa
Prologis Property Management	Prologis Fairfield Dist 4901 - T	4901-4917 Oak Fair Blvd	Tampa
Prologis Property Management	Sabal Park 2 - 9110 King Palm	9110 King Palm Dr	Tampa
Prologis Property Management	Prologis Fairfield Dist 8600 TF	8600-8655 Elm Fair Blvd	Tampa
Prologis Property Management	Sabal Park 3 - 9020 King Palm	9020 King Palm Dr.	Tampa
Prologis Property Management	Sabal Park 4 - 3401-3409 Cra	3401-3409 Cragmont Dr.	Tampa
Prologis Property Management	Prologis Fairfield Dist 8640 - T	8640-8656 Elm Fair Blvd	Tampa
Prologis Property Management	Prologis Fairfield Dist 4661 - T	4661-4689 Oak Fair Blvd	Tampa
Prologis Property Management	Sabal Park 5 - 3608 Queen Pa	3608 Queen Palm Dr.	Tampa
Prologis Property Management	Prologis Pinebrooke Dist 1035	10350 Windhorst Rd	Tampa
Prologis Property Management	Prologis Fairfield Dist 4701 - T	4701-4725 Oak Fair Blvd	Tampa
Prologis Property Management	Sabal Park 6 - 3505 Cragmont	3505 Cragmont Dr.	Tampa
Prologis Property Management	Sabal Park 1 - 9319 Peach Pa	9319 Peach Palm Dr.	Tampa
Prologis Property Management	Prologis Fairfield Dist 4720 - T	4720-4740 Oak Fair Blvd	Tampa
Prologis Property Management	Sabal Park 7 - 3502 Riga Blvd.	3502 Riga Blvd	Tampa
Prologis Property Management	Prologis Fairfield Dist 4727 - T	4727-4769 Oak Fair Blvd	Tampa
Prologis Property Management	Sabal Park 8 - 9203 King Palm	9203 King Palm Dr.	Tampa
Prologis Property Management	Prologis Fairfield Dist 4758 - T	4758 Oak Fair Blvd	Tampa
Prologis Property Management	Sabal Park: Currie Davis Park	9945 Currie Davis Dr.	Tampa
Prologis Property Management	Prologis - Fairfield Distribution	8606 Elm Fair Blvd.	Tampa
Providence Management Company	Lakes of Northdale	16297 Northdale Oaks Drive	Tampa
Providence Management Company	Rocky Creek Apartments	6820 W Hillsborough Ave	Tampa
Providence Real Estate Property M	Seasons at Westchase	12011 Citrus Falls Cir	Tampa
Ram Management	Society Westshore	2202 N. Lois Avenue	Tampa
RAM Partners LLC	Villas at Westchase Apartment	12201 Lexington Park Drive	Tampa
Ram Partners, LLC	Havana Square	400 N. Rome Avenue	Tampa
Republic Bank	Republic Bank Fowler	6906 E. Fowler Ave	Tampa
Richman Property Services	Grande Oaks TPA	2604 E. Hanna Ave.	Tampa
Richman Property Services, Inc	Claymore Crossings	4610 Claymore Drive	Tampa
Sentinel Corp	Park Del Mar	19411 Via Del Mar	Tampa
Sinatra & Co.	The Residences at SoHo	4009 N. Howard Avenue	Tampa
Sinatra and Company	Captiva Club Apartments	4401 Club Captiva Drive	Tampa
SSC Services	SSC Services University of So	4202 East Fowler Avenue	Tampa





## Gulf Region Client Listing

Company Name	Property Name	Address	City
Styles Property Group	NOHO Flats	401 N. Rome Avenue	Tampa
Tampa Bay Arena/Amalie Arena	Tampa Bay Arena/Amalie Are	401 Channelside Drive	Tampa
The Altman Companies	Altis Grand Central	504 W Grand Central Ave	Tampa
Trilogy	Azalea Tampa	2633 Azalea Garden Place	Tampa
UDR	Andover Apartments	10328 Venitian Real	Tampa
Willow Bridge Property Company P	Avion at Carrollwood	11500 N. Dale Mabry	Tampa
Willow Bridge Property Company P	Mosaic at Westshore	110 S. Hoover Blvd	Tampa
Willow Bridge Property Company P	Pointe at Carrollwood	4949 Marbrisa Dr	Tampa
Willow Bridge Property Company P	Millennium Westshore	4400 W. Spruce Street	Tampa
Willow Bridge Property Company P	Preserve at Mobbly Bay	8210 Solano Bay Loop	Tampa
YARDNIQUE	Vantage on Hillsborough	5307 Reflections Club Dr	Tampa
ZRS Management	Carrollwood Station	8781 Swan Dr	Tampa
High Mark Residential	Savannah Cove Apartments	1124 Lauren Ln	Tarpon Springs
East Coast Management LLC	Winn Dixie Center	8837 N 56th Street	Temple Terrace
Richman Property Services, Inc	Autumn Place	10412 Autumn Place Drive	Temple Terrace
BH Management	Chapel Commons	32170 Levering St.	Wesley Chapel
FCS Wesley Chapel	Florida Cancer Specialist MO	2895 Hueland Pond Blvd.	Wesley Chapel
Harbor Group Management	Parc at Wesley Chapel	5561 Post Oak Blvd.	Wesley Chapel
High Mark Residential	Pasco Woods Apartments	6135 Ryerson Circle	Wesley Chapel
Sentinel Corp	Delano at Cypress Creek	2440 Delano Place	Wesley Chapel
Associa Gulf Coast	Silver Oaks Community Assoc	6000 Silver Oaks Drive	Zephyrhills
Associa Gulf Coast	Silver Oaks Multifamily	6000 Silver Oaks Drive	Zephyrhills
Cushman & Wakefield	Hidden Creek	34997 Daisy Meadow Loop	Zephyrhills

# Licenses and Certifications

The following is the list of licenses/certifications/subcontractors currently held by The Family of Companies Landscape Management's professional staff as well as professional associations and organizations of which we are an active member.

## **LANDSCAPE MANAGEMENT LICENSES AND REGISTRATIONS**

- **Yardnique ASI is a Florida "Corporation"– Division of Corporations No. PO20000045151**
- Occupational License – Florida, Hillsborough County No. 96169
- Business Tax / License – Florida, Orange County No. 1177765
- Pest Control License – Florida, No. JB135024
- Pest Control Operator – Florida, No. JF184897
- License as a Dealer in Agricultural Products – Florida, No. 116260-1
- Nursery Stock Dealer Certificate of Registration – Florida, No. 47237971
- Certified Arborist License – Florida, No. FL0710A
- FDOT Intermediate Maintenance of Traffic Certification – Qualified 6/4/13
- Pinellas County BMP Certification – No. 013
- State of Florida Irrigation – License No. I-CFCO24523

## **PROFESSIONAL ASSOCIATIONS**

NALP – National Association of Landscape Professionals

- Florida Turfgrass Association
- FNGLA - Florida Nursery, Growers and Landscape Association
- FIS – Florida Irrigation Society
- BAAA – Bay Area Apartment Association
- FAA – Florida Apartment Association
- NAA - National Apartment Association
- BOMA – Building Owners and Managers Association
- CAI – Community Associations Institute
- Greater Tampa Bay Chamber of Commerce
- CFHLA – Central Florida Hotel & Lodging Association
- AAGO – Apartment Association of Greater Orlando





# Equipment List

The following is a list of equipment owned by ASI that may be used in accordance with the proposed scope of services.

Type of Equipment	Quantity Available
Light duty trucks	55
Super Duty trucks	40
F-450 or larger trucks	12
Maintenance trailers (open and enclosed)	45
Heavy duty trailer	13
Tow behind turbine blower	6
Irrigation trucks	20
Spray trucks	12
Spray Cart	9
Additional utility carts	18
Ride-on spreader	11
4x4 tree lift	4
Stump grinder	3
Batwing mower	4
72" mower	12
60" riding mower	35
Walk behind mower	40
Ditch Witch trencher	6
Skid steers	6
<b>Field Equipment</b>	
Edgers	750 +/- pieces total
Line Trimmers	
Blowers	
Gas shears	
Back pack sprayers	

## Maintenance Program from Community Landscape Specialists

The Family of Companies is a family of trusted landscaping brands and specializes in community landscape design, maintenance and preservation for CDD boards, property managers, and developers. Our goal is to protect the quality, lifestyle and environmental standards of your community in a manner that will delight homeowners, maximize curb appeal and enhance community value.

Yardnique Inc. began operations in 1997 when Brian DuMont , the company founder and CEO, was a junior at NC State University pursuing his horticulture science degree, providing landscape services as a means for income while in school.

Today, we employ over 2,500 seasonal landscape and lawncare professionals with our sole focus on delivering quality landscaping, irrigation, hardscaping and grounds care services to community s and commercial properties. We are nationally recognized for the quality of our services and today stand as one of the largest landscape organizations in the nation.

Headquartered in Raleigh, North Carolina, we have local branches across five southeastern states, including nine locations throughout Florida. Our facility in the Tampa Bay area serves as a multi-management and resource center, supporting operations statewide.

*“Everything we do, every blade of grass we touch, every hedge we trim and every community we enhance, you can be sure it will be genuinely Yardnique. Our level of service stands above any other commercial landscape company in the industry.”*



# Start-Up Operational Plan & Implementation Timeline

**The Family of Companies** understands the importance of providing the highest quality of landscape maintenance services possible. In conjunction with the client provided Scope of Work, and our provided “Understanding Project Scope”, through the implementation of our start-up operational plan, your property will receive these specific horticultural, agronomic, and “curb appeal” services and improvements within the following time periods:

- **Upon Notice of Award:** Once notice of award is given, just prior to project commencement, equipment and staffing considerations will be reviewed, finalized and implemented.

***A property service map with detailed color-coded sectional service plans and crew assignments will be adjusted as needed based on pre-start meetings and discussions with client representatives. Our partnership starts with client input, suggestions and approval of all operational plans to ensure the best possible communication and expectations. Final operational plans will be presented to the client prior to start-up.*** Each week, site crew will provide all mowing and detailing needs as described and detailed in the proposed operational attachments and service maps.

Within a week prior to start-date, our company recommends and requests a property landscape walkthrough evaluations with client representatives to help determine initial key maintenance issues, deficiencies or areas to address in order of priority. In addition, look at all routine property enhancement needs that may have been previously neglected and may need immediate attention in order of priority (mulch, annuals, palm/tree pruning, ornamental grasses, Roses, etc.)

Finally, commencing upon start-up and completed **within the first 30-days** of the contract start, The Family of Companies will facilitate an in-depth irrigation audit for all Controllers, Zones and water delivery components. A full report will be provided detailing all non-functional items, breaks, non-functioning heads, old/worn out heads, risers in need of lifting, and deficiencies of any kind with associated proposals to repair or replace all stated items. In addition, our company will separately recommend and propose any necessary system modifications due to inadequate coverage.

**30 Days:** Routine mowing and detail services commence on day 1 and will follow final and client-approved production plans and color-coded service maps. Any deviations will be communicated to the client prior to service start. Extreme micro-managing by Account/Production Manager, with assistance from branch, Division and corporate support, will be required for the first 30-days to ensure the proper servicing of all areas by their respective crews per the appropriate service maps.

If adjustments are needed regarding, crew leadership, crew personnel, crew set-up, service areas per crew, path-of-motion plans, or any other service-related functions, those adjustments will be documented and presented to client representative for authorization to adjust. Once all services and crews are running smoothly and fully aware of the SOW and their service area of responsibility, Management can back off to a more normal and routine project management and begin addressing any initial enhancements or extra work items requested by client.



## Start-Up Operational Plan & Implementation Timeline

A preseason start for this project would be a perfect scenario. It will afford our Team the opportunity to determine and establish certain Agronomic conditions. Via soil samples if needed, Turf custom blend fertilization and weed control will be a priority initially. Our Team will be afforded to start at a perfect time of year to initiate our Agronomy program. After in-depth evaluation of all Bermuda and St. Augustine turf, prior to the arrival of the hot weather, a robust and aggressive turf weed control program will be provided. Areas in poor condition where turf renovation may be required will be documented and communicated. Those areas will be identified and proposed accordingly. Proper preseason turf fertilization will promote better turf health and a stronger turf quality as we enter the spring/summer transition setting up the turf to react and accept fertilization more effectively to the start of the growing season. In addition, a healthier turf helps protect against potential decline and wear from heavy pedestrian traffic as a result of an aggressive spring turf weed control program.

With some project start-ups, often, routine enhancements may have been neglected previously. These needs may be a priority and may include complete property mulching, a fresh rotation of annual bedding plants, palm/tree pruning and/or corrective detailing of shrub bed areas. The aforementioned in-depth property evaluation will have been completed and authorized prior to project start with any/all program adjustments or corrective actions specifically documented, and a plan put into action upon project start from day 1. Critical initial enhancements will be addressed immediately and simultaneously with routine base maintenance services by Management, if needed, upon a project start with any and all necessary support from Branch and Corporate resources.

With any non-contractual extra work items that are identified, proposed and authorized, Our Team will communicate with client regarding the scheduling and completion timeframe. Our Team anticipates that within the first 30 days, an irrigation system initial inspection/evaluation will be performed with concerns noted and repairs additionally proposed. These repairs and modifications ensuring adequate watering will need to be accomplished prior to any new plantings, flower rotations, turf repair, or chemical applications requiring water as provided by Our Team. **NOTE: All site and branch operations will make it a priority to work closely and effectively with our Irrigation department, as well as client, communicating regularly to coordinate all Agronomy and Enhancement services regarding property watering requirements.**

**Seasonal Color Features:** (If applicable) During holiday seasons, through proper communication with client representatives, We will ensure a plan is in place to provide Poinsettias or similar holiday color features requested or recommended by the client. Select material will be preordered to ensure timely completion per client's direction.



## Start-Up Operational Plan & Implementation Timeline

- **90 Days:** During this initial 3-month period, any start-up staffing, or production processes issues have been addressed with personnel adjustments being completed after this initial mobilization period. Base maintenance services should be through the initial trial period with production now dialed in and running smoothly. A meeting with client Rep will be held to debrief and discuss services, onsite Project Mgr., and personnel thus far. Adjustments will be discussed and put into action.

The continuation of “detail” enhancements such as shrub bed detailing and tree and palm pruning as needed will be a focus as needed. In addition to the aforementioned services, a focus will continue to be turf color and turf and shrub bed weed eradication through our Agronomic Techs. The spring / early summer season remains an effective time of year to continue to address these issues before the hot summer month arrives. After now having time to assess turf conditions, soil samples can be taken (if necessary and authorized via additional costs) with results applied to tailor an agronomic program specific to those results and actual site conditions.

- **6 Months:** Basic maintenance operations are running smoothly and in full gear as the end of summer season nears. The arrival of the fall season comes with the traditional burdens and difficulties and our Team will be prepared in advance to address these inherent. Our Team’s internal Talent Acquisition Team is exceptional at keeping our various service teams staffed with well qualified personnel for crew labor and Tech positions throughout the off-season. We will apply this effort on this project if the need arises in order to keep our service programs staffed with no noticeable service drop-off if/as personnel issues arise.

### **Arborcare Services:**

The Family of Companies recommends the Arborcare Program be discussed in addition to and outside of the proposed contracted items. We have worked with current clients to develop short and long-term ArborCare programs that includes a ArborCare crew adhering to color-coded, sectional service maps addressing tree lifting, building and streetlight clearing and natural area perimeter cut-backs, Palm pruning, etc.



## Property Mapping and Crew Designation

Upon award, but prior to job start, and with client's input and participation, our Team will provide final and complete color-coded map depicting each service crew and their designated area of responsibility for their respective service type. This equates to also providing project specific "Path-of- Motion" mapping per crew, per day and per week. Once approved, these maps will be broken down to capture the path of motion on individual days of service. Together these maps will provide an accurate representation of their movement throughout the campus on each individual day of service. *Please see example maps of below of project specific maps to help further explain!*

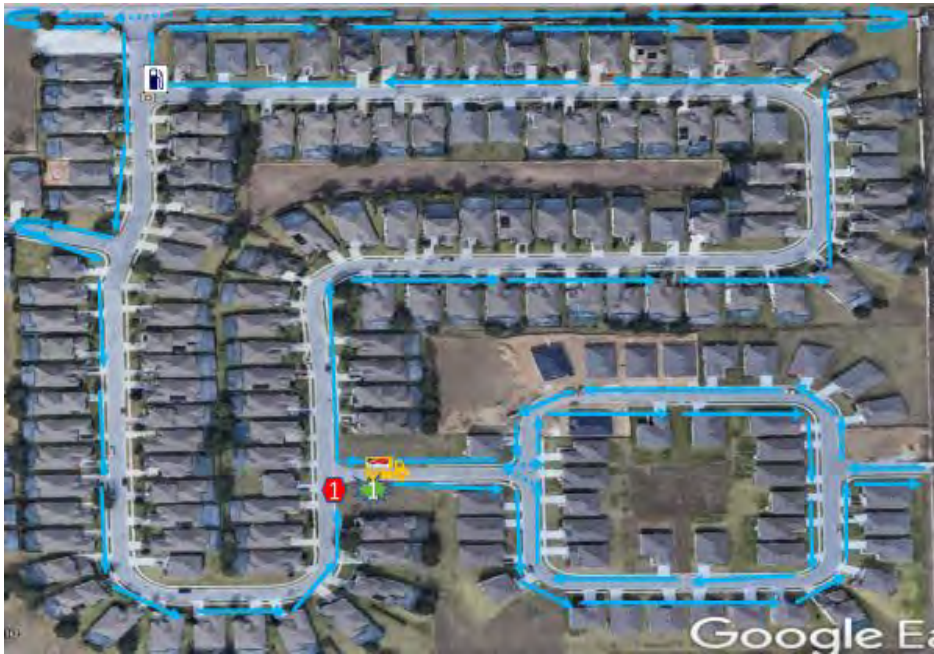
***\*The maps below are not representative of your property but only examples of property management and navigation. Actual project maps will be created prior to contract commencement and supplied to Board\****

- The mowing map depicted on the right shows highlighted areas of which style of mower can be used in which area.





## Property Mapping and Crew Designation



- This mowing map on the left shows which direction our mowing personnel will move throughout a property to mow these areas.

- The map to the right shows how all edging of the sidewalks and driveways throughout a community would be completed in a segmented fashion.





## Operational Plan



### GENERAL MAINTENANCE SERVICES

**Staffing** - (240) maintenance hours for mowing and detail services each week. (48) additional hours for Greenway maintenance every other week.

In addition, an assigned Account Manager will oversee all operations and direct all services and functions meeting with the CDD Board and Field Manager monthly. A Production Manager will also be assigned to this project to ensure all equipment and vehicles are in good working order and to help manage the completion of all tasks and services when maintenance crews are onsite.

#### Suggested Crew Personnel Breakdown

- (1) Project Production Manager
- (1) Account Manager
- (1 - 2) Crew Forman on-site while crews are working.
- (6 - 10) Mow/Detail Crew personnel on-site Monday – Thursday

Our philosophy of “less is more”. This employs the process of providing a smaller crew size on site more often and on successive days of the week rather than an army of workers for one day. We prefer this service approach as presented as it allows us to be on-site for more consecutive days. Our crews work Monday through Thursday (10 hr days), as needed with Fridays being utilized as a “catch up day” for any rainout occurrence during the week or for any requested additional work to be done.

# Operational Plan

## ADDITIONAL SUPPORT SERVICES

**Agronomy Services – Year-Round** - Approximately **(1)** Agronomy Technician as needed for all contractual fertilization and pest control services. Additional Techs may be needed and provided for support to complete seasonal fertilization in a timely manner and for requested separately proposed services outside of contract.

**Irrigation Services – Year-Round** - Approximately **(1)** Irrigation Technician will be provided for all contractual irrigation inspections and contractual repair services per the client provided SOW. Additional Techs may be needed and provided for support to complete contractual services in a timely manner and for requested separately proposed services and repairs outside of contract.

**Note: Crew Foreman are working, English speaking crew members.**

**Additionally,** Our Team will provide the following personnel at no additional cost: Working in concert with the Project Manager, included within this proposal but not part of the proposed manpower estimates is the additionally provided management and operational support from Tampa Branch Manager, Senior Operational Leadership and The Family of Companies Ownership.

### Ancillary work:

In addition to the aforementioned and proposed general services crew personnel, **The Family of Companies** offers additional personnel as needed for extra services via separate written authorization and invoicing for mulch installation and landscape and irrigation enhancement and/or modification services.

**\*Staffing Disclaimer:** *The aforementioned proposed site-staffing is an estimate only. It in no-way guarantees a minimum number of crew or a minimum number of man-hours to be provided at any given time. The Family of Companies does guarantee that we will provide the necessary number of personnel and/or man-hours (+/-) as it pertains to our proposed estimates, in order to satisfy the completion of the Scope of Work per the The Family of Companies or client provided documents.*

## STAFFING DESCRIPTIONS

**Project / Production Account Manager – Site Dedicated:** This key working position will be on-site lead for managing and directing all contractual project landscape services. In support, as additional project management and support, our Team will assign Operations Manager and Branch Manager. They are responsible for the support in orchestrating landscape operations and any administrative requirements for your property. Our managers will coordinate and direct our Integrated Pest Management Program, Irrigation (if applicable), Floral Detail and our Crew Supervisors. They will provide you with quality assurance and continuous service updates.



# Operational Plan

**Agronomic - Hort Technician / Integrated Pest Management:** This proactive approach to pest control is centered around proper plant selection and continuous monitoring of plant pest populations. Corrective pesticide applications will be made by only knowledgeable applicators under the direction of our Site Manager, and the numerous Certified Pest Control Applicators within our Branch office, and certified by the State of Florida, Department of Agriculture. This position provides and manages all turf and shrub fertilization applications as well. Applicators will maintain an application logbook and continually update MSDS and label references.

**Irrigation Maintenance Technician:** Knowledgeable and experienced irrigation technicians will regularly check and monitor the operation of all irrigation throughout your community per the provided SOW. Operations will include regular zone maintenance along with prompt notification of any necessary repairs or system failures.

**Floral Detail:** Through our many years of floricultural experience with our property portfolio, The Family of Companies will provide unparalleled experience in managing your floral displays. We will provide the assurance of consistently colorful displays through the proper plant selection and continuous detailing and “dead heading” of the floral displays throughout the property.

**Crew Foreman:** The staffing of an experienced and knowledgeable crew supervisor will provide a well-managed and consistent service program. This working position will ensure continuous and effective crew services for all mowing and detail related tasks. As a direct connection between general crew members and the Project Managers, crew foreman will address all field related issues immediately and all crew issues when necessary. These personnel will lead the performance of their crew's specific tasks/functions and help coordinate property operations in the absence of the project manager.

**Detail and Turf Maintenance Personnel:** The staffing of experienced and reliable service personnel will provide the maintenance operations with the successful and timely completion of their specific tasks. The Family of Companies is exceptional at crew awareness and appreciation for a job well-done. This helps ensure low turnover with our staff creating service consistency, pride of ownership and accountability. All resulting in an above average product!

**ArborCare Services:** Provided by and managed via **The Family of Companies Arborcare Division** and supported by qualified sub-contractors as needed. Coordinated by our Team and BOD or property management.



# Employees and Subcontractors

## Employees

Maintenance crews will always consist of one crew leader among the crew members with all staff onsite and in uniform, with “our company logos” clearly indicated and in highway safety colors. All employees and subcontractors shall maintain a neat appearance and perform work in a professional manner, keeping noise to a minimum at all times possible. The Family of Companies personnel will clearly identify themselves during any interaction with community residents. All crew are properly trained and certified to meet services provided.

All breaks in work will only be in areas specified by the property with all trash disposed of properly.

All services under the Contract shall be performed by The Family of Companies employees or subcontractors registered with the property. Registration includes the following:

- Insurance Documentation
- Licensing Information
- Clean Background Screen
- Clean Drug Screen
- Clean E-Verification
- Contract Information

## SUBCONTRACTORS.

Subcontractors providing services under The Family of Companies will meet the same requirements and level of experience as ALL employees. Any third-party contractor or suppliers will be disclosed to the community and must be approved prior to commencing any work, including any new or substituted third party vendors. If the case of any emergency services that are required that involve any third parties, The Family of Companies will obtain written approval from the Community Manager.

## Uniforms and Team Behavior

Team members will always be identifiable by their Family of Companies uniform, and always wear closed toed shoes, pants, and at least a short sleeve t-shirt. Team members will only use the restrooms at designated areas.

## Work Hours and Clean up

All work will be performed after 8:00 am and before 7:00 pm Monday through Friday. If Saturday work is ever required, the manager will be notified. All debris and clippings will be removed after each workday and disposed of at our expense.



# Landscape Maintenance Specifications

## A. Mowing

During the growing season, we will ensure that turf is maintained at proper heights based on the turf type and per industry standards without scalping. Weekly mowing schedules are indicated below and will only vary due to weather, growth rates when grass is wet or under severe stress. All mowing patterns will ensure a neat and uniform lawn appearance exclusively completed by mulching mowers. During dormant season, mowing will be performed no less than once every 14 days and as needed to ensure the grass maintains a neat appearance.

All mow services, however, may be adjusted based on actual needs as a result of rainfall and other environmental conditions that may allow for less mows for a more horticulturally sound and appropriate service plan with all communicated and agreed upon by client rep. Other designated areas will be serviced per request at client's direction per the RFP SOW.

St. Augustine turfgrass will utilize a seasonally appropriate mowing height of approximately 3 ½ - 4 ½ inches. Bermuda turfgrass will utilize a seasonally appropriate mowing height of approximately 1 – 1 ½ inches. If applicable, Bahia turfgrass will utilize a mowing height of approximately 3 – 3 ½ inches. Field grass mow heights will be based on scheduled mow frequency.

### **ST. AUGUSTINE TURF AND IRRIGATED BAHIA TURF**

All turf areas shall be mowed once every seven (7) days during the months of April 1st to October 31st.

All turf areas shall be mowed once every fourteen (14) days from November 1st to March 31st.

### **NON-IRRIGATED BAHIA TURF**

April thru October Mow (weekly)

November thru April Mow (once a month)

### **ZOYSIA TURF**

March thru November Mow (weekly)

December thru February Mow (bi-weekly)

### **BERMUDA TURF**

Season Requirement – twice weekly or as the recreational activity requires.

Off –Season Mow – (bi-weekly)

\*Approximately – 69 frequencies as the RFP SOW requires

\*The above-mentioned schedules are intended to be the maximum # of mows and are used as representation needed to ensure all turfs are maintained and in healthy conditions. Excessive rains or other conditions may require additional services to completed.



## **B. Edging**

Defined as the outlining and/or removing of turf by use of a mechanical edger. Chemical or string edging will not be allowed in any instance without prior approval from the property.

Our Team shall neatly edge and trim around all plant beds, walkways, streets, trees, and plantings by use of mechanical edger only. The shape and configurations of plant beds shall be maintained “as is” or as instructed by the property.

Edging (hard edging) of all driveways, sidewalks, curbs, pathways, and other paved areas will be completed no less than once every seven (7) days during the months of April 1st to October 30th and no less than once every fourteen (14) days from November 1st to March 31st. Edging/Line trimming/Blowing will be done and completed at the same time as the scheduled mowing service. When hard edging; the edger blade must be held in a complete vertical position. Beveled edging is not acceptable. Our Team will be responsible for any repairs due to improper edging. Turf requiring line trimming shall be trimmed at the same height and at same time as the turf is being mowed.

The edging of all planting beds (soft edging) will be performed every mowing. Our Team shall implement “ghost edging” to all beds where needed. This will help define a bed line, prevent it from getting bigger, and allow grass runners to bring the grass line to the bed line. All bed lines must have a crisp and well-defined bed edge with no grass runners. Care shall be taken not to injure tree trunks or plant material during edging operations.

All valve boxes and grounds vaults shall be trimmed and or edged during each mowing operation. the property shall not be responsible for cost of locating these items.



## C. Detailing Planted Areas

This service is defined as trimming, weeding (by manual or chemical means), pruning, and shaping of all shrubbery, ornamentals, and groundcover, removal of tree suckers as well as defining bed lines, tree saucers, and removal of unwanted vegetation. Weeding includes weed removal from all beds (including cut turf runners), walkways, decks, curbs, and concrete joints. This service does not include residents who are on the “no trim” list. Chemical controls may only be used if adjacent desirable plants are protected from injury.

Contractor shall maintain a valid Florida Pesticide Applicator’s License and use pesticides in strict accordance with Federal, State & County directives on environmental control. Chemicals, requiring EPA approval must have EPA registration and labels made available to the property per request. American National Standards Institute (ANSI) regulations are to be observed.

- Pruning services at Common Areas shall be performed at minimum one (1) time every (4 - 5) weeks year around.
- All shrubs, groundcovers and vines shall be pruned with hand or power shears providing appropriate shape, fullness, and flowering. Flowering shrubs, in their flowering cycle, shall not be pruned until blooming is complete, except in the case of ingress/egress/aesthetic or line of sight issues or as directed by the property. Shrubs, groundcovers, and vines shall be trimmed on a schedule providing a neat and attractive appearance. All signs, sightlines and site lighting shall be kept clear of vegetation at all times. Renewal pruning shall be performed annually, between February 1st and March 30st. Removal of up to one half (1/2) of the shrub may be required. Our Team will remove all pruning litter.
- Where natural wooded areas adjoin the finished turf area or landscape beds, a buffer zone of at least three feet will be maintained by mechanical means to prevent the encroachment of the natural areas into the finished landscape. Where wood line cutbacks take place, the area will be maintained at no additional cost as a condition of this agreement.
- Weeding services shall be performed at minimum of every other week, year-round. At no time are weed groupings allowed in excess of one square foot of ground cover in one location or for an isolated weed to exceed 2” in height. Weeds (material that is not of the same species within same group) inside or near plant root balls must be pulled or treated with granular or liquid herbicide that is not harmful to the “wanted” species. Weeds in beds or mulched areas shall be removed by manual or chemical methods.
- Beds and mulched areas are to be maintained essentially weed free. “Essentially weed free” means that the only acceptable amount and size of weeds permitted would be those that could germinate and grow within a two-week time frame.





## D. Trees

Our Team will schedule annual pruning of oak trees/crape myrtles/maples and all other woody trees during mid to late winter, or January through March.

Trees in pedestrian walkway areas and common areas will have a clearance maintained at fifteen (15') feet in height throughout the year unless detrimental to the health of the tree. Trees along golf cart paths, roadways, entrances, and driveways will have a minimum clearance maintained at fifteen (15') feet in height unless tree health mandates otherwise and agreed upon between The Family of Companies and the property. To maintain this required height for safety reasons, this will be part of our Team's routine pruning cycle. Our Team will make cuts slightly outside the branch collar, when removing oak tree limbs.

Ornamental Palm trees, 12' feet or less in height will be trimmed on our Team's routine pruning schedule based on University of Florida's recommendations of 100% browning and never beyond a 3 to 9 o'clock cut pattern. All palm boots that are loose and remain on the tree shall be removed during the routine pruning/detail schedule. Fronds removed before such time throughout the common/club areas will be only at the request of the property, with the property taking ownership for the health and any long-term horticultural decline that may occur. Careful trimming procedures shall be followed to prevent damage to any portion of the tree, unpruned fronds, especially the crown, shaft & bud areas.

Sucker growth and water sprouts shall be removed from all hardwood and ornamental trees that meet the aforementioned height specifications during our Team's routine pruning/detail schedule according to "trimming" specifications. Sucker growth is defined as the shoots that sprout out around the base and clear trunk area of a tree or crepe myrtle trunk.

Crepe Myrtles will be pruned one (1) time per year between the months of January and March UNLESS otherwise specified by the property. Most crepe myrtles will be allowed to grow into trees. Crepe myrtle pruning specifications:

- Meet the aforementioned height specifications
- Remove suckers from the bottom of the plant.
- Remove crossed, damaged, or diseased branches. For crossed branches, remove the weaker of the two limbs that are crossing or rubbing.
- Prune the tips of the branches to remove old flowers. If old blooms are removed, a second blooming may occur.
- Remove old flower buds, which will encourage new growth activity.
- Remove small twiggy growth and remove Spanish/Ball moss to allow air to better circulate in the canopy.
- The tree shall be maintained in its natural vase-shaped habit.

Spanish/Ball Moss shall be removed from all trees, including hardwoods, up to a height of fifteen (15') feet during the pruning cycle. Any Spanish/Ball Moss found in/on bedding plants, hedge rows, shrubbery, etc., will also be removed during the weeding cycles.



## **E. Blowing**

Our Team blowing of mowed and edged yards (if applicable) shall be conducted twice daily; once before taking lunch breaks and once at the end of the day before leaving. Sidewalks, curbs, and other paved surfaces adjacent to turf and/or other landscaped elements shall be kept clean of unwanted debris generated by our Team by the use of forced air machinery.

All parking, entrances, and all hard surfaces shall be kept clean of unwanted debris by forced air machinery. All community entrances and hard amenity areas shall be kept clean of unwanted debris by forced air machinery. Each residential driveway and sidewalk leading to the front door & entrance to screen room shall be maintained free of unwanted debris by forced air machinery blown away from all doors and patio areas, keeping debris (grass clippings) off residential homes & garage doors. Any blowing of clippings or other landscape debris shall not be blowing from the rain gutters into the storm drain.

## **F. Monitoring**

All turf, shrubs, ornamentals, and groundcovers are to be monitored for pest, disease and nutrient problems with positive findings being reported, in writing to the property. If the problem is a covered item under the provisions of the Contract, immediate steps will be taken to rectify the problem. If our Team fails to notify the property and/or identify and treat issues, The Family of Companies is responsible for replacing affected plant material.

All entrances/exits to the community, parks, pavilions, mailbox kiosks and all amenity complexes are to be visited by the Contractor once weekly to inspect for and remove any debris or landscape trash.

## **G. Trash Removal**

Our Team will police the entire site prior to mowing to remove litter. Our Team will remove all debris and/or litter from areas maintained under the Contract during every visit.

## **H. Debris Removal**

Our Team is responsible for removal of any maintenance-related debris from the property before scheduled lunchbreaks and no later than leaving the area where the debris was generated. Accumulated road silt within gutter systems shall also be removed on a monthly basis.

## **I. Dead Wood/Matter**

Dead or otherwise hazardous (broken) tree branches shall be removed promptly if they are within fifteen (15') feet from a hard surface (roadway, sidewalk, cart path). Other dead or otherwise hazardous tree branches or dead trees (palm or hardwood) outside the Contract specifications shall be brought to the attention of the property for pre-approval by submitting a proposal and subsequent immediate removal.

All extraneous leaves, weeds, trash, limbs, and debris shall be removed from the property during each routine pruning/detail schedule.



## **J. Neglect and Vandalism**

If applicable, any and all damage to homeowners' property, including but not limited to wiring, screening, downspouts, and A/C units is to be reported to the homeowners and the property prior to the end of business on the day the damage took place. The Contractor shall make this repair within seven (7) calendar days or the property shall hire an independent vendor who is licensed, insured and approved by the property. The amount of this repair through a third party vendor shall be deducted from The Family of Companies's invoice.

Turf, shrubs, trees, or plants damaged or killed due to The Family of Companies's operations, negligence or chemicals shall be replaced immediately at no cost to the property. If plant damage or death is caused by conditions beyond the The Family of Companies's control, replacement shall be at the property's expense.

Sprinklers or structures damaged due to The Family of Companies's operations shall be replaced by our Team immediately at our expense within 24 hours. Damage caused by others shall be promptly reported to the property.

All water damage resulting from our Team's negligence shall be corrected at our expense.

Damage to or theft of landscaping and irrigation components outside the The Family of Companies's responsibility shall be corrected by our Team at the property's expense, upon obtaining authorization to proceed.

## **K. Quality**

Landscaping materials installed must meet or exceed state and/or local codes and/or ordinances of the State of Florida (Florida #1 or Florida Fancy Plants and Trees) Plants shall be healthy, well branched, and densely foliated, with well-developed root systems, free of pests. the property reserves the right to reject any plant material(s) deemed not to meet expectations.

## Fertilization and Pest Control Specifications

1. The Family of Companies under F.S. 482.2267 shall provide appropriate notification to persons registered with the state registry before making a pesticide application to the property of a state registered person. A licensee or limited certificate holder must notify said person at least 24 hours before applying the pesticide. Notification may be made by telephone, by mail, in person, or by hand delivery. Notification shall include the location to which the pesticide is to be applied and must also include information on the type of pesticide to be used.
2. Application reports providing location of application date, type of chemical applied, application rates, name of technician and company shall be submitted to the property.
3. Copies of product labels and Material Safety Data Sheets must be provided to the property.
4. All materials will be used for intended purpose as approved by regulatory standards.
5. All materials shall be applied per the label's specifications and guidelines.
6. Lawn and pesticide signs shall be posted at the location the day before the application of chemicals for safety and compliance, then removed within 5 days following application.
7. CAM and representatives of the property reserve the right to be present when chemicals are being mixed and applied.
8. Specifications are performance based and control of all pests, to the complete satisfaction of the property, is the responsibility of The Family of Companies.

## **A. Turf Care Specifications: *St. Augustine Turf***

The Family of Companies shall follow UF/IFAS Extension to provide fertilization & insect, disease & broadleaf (primarily but not exclusively) weed control to all areas of St. Augustine turf. The Family of Companies shall submit yearly schedules for fertilizer and pest control to be posted on the community website.

All fertilizers utilized must contain a nutrient package specifically blended for the property's unique landscapes and will have a minimum of 50% slow-release nitrogen source to ensure extended performance. A complete minor element package shall be included with each application to ensure that all the requirements of a Florida landscape are provided. The method of application will be dependent upon the landscape layout.

Fertilizers shall not be applied near water, storm drains or drainage ditches. Do not apply if heavy rain is expected.

The Family of Companies shall provide a copy of all fertilizer and pesticide labels to the property upon request.

The Family of Companies shall employ methodology consistent with "Florida Green Industries Best Management Practices."

Counties with an adopted fertilizer ordinance shall prevail during the months of June – September and serve as a guide to nutrient selection and timing.

NOTE: Bahia areas and excessive weed areas will be excluded from any fertilization and agronomy programs unless otherwise negotiated. Pond banks are excluded from fertilization and agronomy programs for environmental considerations.

### **Optional Organic Agro Program**

At the discretion of the community, The Family of Companies will implement the following Organic Agro Program:

- Early Spring Apply 5-3-0 Organic at 5 lbs. per 1000 sqft
- Late Spring Apply 12-4-6 Sentry and Micronutrients at 4 lbs. per 1000 sqft
- Summer 5-2-4 Sustane at 10 lbs. per 1000 sqft
- 12-4-8 Sentry at 5 lbs. per 1000 sqft
- Late fall 10-10-16 Sentry at 5 lbs. per 1000 sqft

Other products to consider:

- Zeitgeist – beneficial fungi
- BioKelp Humic – seaweed extract and humic



## **A. Turf Care Specifications: *excludes Bahia***

### **Treatment- Application Dates - Type - Description (unit of measure) – Material**

- 1- February - Granular- Fertilization 24-0-10 75% slow release + Premergent
  - 2 -April - Granular- Fertilization with Chinch bug - 21-0-10 75% slow release+ Insecticide
  - 3 -June - Liquid -Liquid Fertilization with Chinch bug control - High MN (fl Oz) + Insecticide (as needed)
  - 4 -September - Granular- Fertilization 10-0-20 50% slow release + Micros
  - 5 -October - Liquid Chinch bug Service - Arena 50 WP (as needed)
  - 6 -November - Granular - Fertilization - 24-0-11 50% slow release + Micros
- \*All granular applications are applied at 1lb.N/1000 square feet.

### **IPM and Misc Applications**

- As needed - Liquid Winter weed control of broadleaf's Amine 400
- As needed - Liquid with Amine 400 or for sedge control Certainty
- As needed - Liquid Summer Weed control of broadleaf weeds Mansion/MSM (oz)
- As needed - Liquid Broadleaf weed control all seasons Celsius & Octane

\*All newly turned over lawns will be immediately fertilized with 24-0-11 50% slow release + micros at 1lb.N/1000 square feet.

### **Enhanced BERMUDA CARE PROGRAM (Optional)**

- Core Aerification/Verticutting: should be performed a minimum of one (1) time annually in the Spring utilizing equipment specifically designed for each purpose. Tine aerification and/or disk verti-cutting will ensure turf vigor and minimize thatch accumulation. Dragging plugs/clipping will breakdown debris and help re-fill holes and cut marks while leaving most debris back into the environment.
- Topdressing: Topdressing with certified sand specifically designed for this application will more quickly fill holes left by aerification allowing for quicker root growth.
- Rye Over-seeding: Bermuda turf can be over-seeded in the Fall season (mid-October) utilizing "Double Eagle" premium blend perennial ryegrass seed at an application rate of (8–10) lbs per 1000 sf.

## **B. Turf Weed Control**

The control of broadleaf weeds shall be included in the Contractor's program. Herbicides should be applied only when temperatures are below 90 degrees and wind drift is at a minimum to avoid turf damage.

The lawn herbicide treatments will consist of a minimum of one mandatory blanket application and quarterly IPM visits by a qualified technician or as specified in the Contract. Premium product will be used to prevent surge growth, but still allow for an attractive, healthy, vigorous lawn.

- Due to the unavailability or restricted use of effective control products, the prevention or control of crabgrass, Bermuda grass, and sedges are not part of this proposal. At the expense of the property, specific areas of crabgrass, Bermuda & sedges may be replaced by The Family of Companies, if approved by the property.
- Weed control in St. Augustine turf is to be maintained at no more than 10% area infested in any given parcel.

## **C. Turf Insect Control**

Appropriate insecticides will be used for lawn damaging insects. All turf will be inspected monthly by a qualified technician or personnel for follow up as necessary. Inspection reports shall be submitted to the property, documenting inspections. Chinch bug and other insect damage are the responsibility of The Family of Companies to repair.

- Treatment of active ant mounds shall be included in this agreement.
- Preventative grub control is expected and shall be applied, as needed, following the monthly inspections as noted on the map. Curative spot control is also expected where and when it exists.

## **D. Turf Care Specifications**

Appropriate insecticides will be used for lawn damaging insects. All turf will be inspected monthly by a qualified technician or personnel for follow up as necessary. Inspection reports shall be submitted to the property, documenting inspections. Chinch bug and other insect damage are the responsibility of The Family of Companies to repair.

- Treatment of active ant mounds shall be included in this agreement.
- Preventative grub control is expected and shall be applied, as needed. Curative spot control is also expected where and when it exists.



## E. IPM Defined

At the Yardnique Family of Companies, we are proud to align our landscape management strategies with the science-based principles set forth by the University of Florida IFAS Integrated Pest Management (IPM) program. We believe that responsible stewardship of the environment begins with informed action.

By following UF/IFAS IPM guidelines, we:

- Prioritize prevention and monitoring to reduce the need for reactive chemical treatments
- Emphasize environmentally responsible pest control through cultural, mechanical, biological, and — when necessary — targeted chemical methods.
- Train our teams regularly on UF/IFAS best practices to ensure that our approach is safe, sustainable, and effective
- Support healthy ecosystems and pollinator-friendly landscapes across the properties we serve.

This commitment reflects our core mission: to deliver high-quality, sustainable landscape solutions that protect both the beauty of our communities and the health of the environment.

### Key IPM Processes Used in Landscaping:

#### 1. Monitoring & Scouting

**What it is:** Regular inspection of landscapes to detect pests early, identify beneficial insects, and assess overall plant health.

**Why it matters:** Early detection allows for targeted and minimal intervention, reducing the need for broad-spectrum pesticides.

**Example:** Weekly walk-throughs to check for signs of chinch bugs in St. Augustine grass or aphids on ornamentals.

#### 2. Correct Pest Identification

**What it is:** Identifying pests accurately before deciding on a treatment method.

**Why it matters:** Misidentification can lead to ineffective treatments and unnecessary chemical use.

**Example:** Differentiating between lawn damage caused by grubs vs. fungal disease.

#### 3. Cultural Controls

**What it is:** Landscape practices that discourage pest problems by promoting healthy plants and soil.

**Methods include** - Proper mowing height, Irrigation management (avoiding overwatering) Fertilization according to soil tests;

**Example:** Using mulch to suppress weeds and retain soil moisture while preventing fungal disease from splashing onto plant leaves.

#### 4. Mechanical & Physical Controls

**What it is:** Use of tools or barriers to prevent or remove pests.

**Examples:** Hand-pulling weeds, Installing root barriers to deter invasive plants, Pruning infected limbs to stop disease spread.



## E. IPM Defined

### 5. Biological Controls

**What it is:** Encouraging or introducing natural predators or beneficial organisms.

**Examples:** Releasing lady beetles to control aphids, Preserving parasitic wasps that target whiteflies

**Note:** Avoiding insecticides that harm beneficials is key.

### 6. Chemical Controls (Last Resort)

**What it is:** Targeted use of pesticides when other methods are not effective or feasible.

UF/IFAS recommends: Using selective, low-impact products, Spot-treating rather than blanket applications, Rotating chemical classes to prevent resistance

**Example:** Applying a targeted insect growth regulator (IGR) for whitefly control only after population thresholds are met.

### 7. Threshold-Based Decision Making

**What it is:** Only taking action when pest populations exceed a level where damage becomes economically or aesthetically unacceptable.

**Example:** Tolerating minor chinch bug presence until they reach levels that threaten turf health.

### 8. Documentation & Evaluation

**What it is:** Keeping records of pest observations, treatments, and outcomes to refine future actions.

**Why it matters:** Builds a data-driven strategy over time.

**Example:** Logging each treatment site visit and outcome in a landscape management software.

**Summary: These processes help Yardnique deliver services that are:**

- Proactive, not reactive
- Environmentally responsible
- Tailored to each property's unique needs

## F. Turf Warranty

All turf under the care of The Family of Companies that dies due to damage from biotic agents such as pests or from abiotic factors such as fuel spills, weed control or fertilizer burn, will be replaced by the The Family of Companies at no expense to the property.

All turf damaged from acts outside of The Family of Companies's discretion or "Acts of God" shall not be the responsibility of The Family of Companies. These include but are not limited to heat restrictions, excessive rainfall, and severe weather.



## G. Small Tree/Shrub Care (<10') Program

1. Fertilization: Tree and shrub fertilization shall be performance based, minimum quarterly applications of 8N-2P2O5-12K2O +4Mg or other similar recommended fertilizer blend with all necessary minor elements. The blend should be 100% slow release or an equivalent.
  - Trees less than six (6) inches trunk diameter will be included in standard fertilizer program; trees over this diameter will be fertilized with the lawn application.
  - Counties with an adopted fertilizer ordinance shall prevail and serve as a guide for nutrient selection and timing.
2. Integrated Pest Management: Pesticides will be used on an as-needed basis and in general areas having the problem. A curative approach shall be implemented for insect and disease management in turf and landscape areas when damaging thresholds have been identified as negatively impacting either health or aesthetics. In areas where problems persist, a preventative approach should be implemented.

The Family of Companies personnel should be diligent in scouting for damaging pests. Horticultural pest control and or appropriate recommendations will be provided to minimize injury to ornamental plants, achieved by monitoring the property during services.

3. Ant Control: All ant mounds shall be treated during routine maintenance activities or within 48 hours of being reported. Community parks and other common property shall be considered an emergency and shall be treated within 24 hours of being reported. Ant control does not include a blanket treatment of the property.

### **Treatment - Application Dates - Type - Description (unit of measure) - Material**

1 - March - Granular - Fertilization of Ornamental Beds - 13-0-13 50% slow release Micros\*

2 - April-June - Liquid - Ornamental Bed weed control Pre M AquaCap/Sure Guard

3 - October/November -Liquid -Pre-emergence bed weed control - Pre M AquaCap/Sure Guard

4 - Oct 15/Nov - Granular - Fertilization of Ornamental Beds - 13-0-13 50% slow release + Micros\*

\*High value palms substitute for 13-0-13 with 8-2-12 Southern Palm special IPM and Misc Applications

As needed - Liquid Insect and Scale Control - Crosscheck Plus

As needed - Liquid Spider mite control - Avid/Forbid

As needed - Liquid General Disease Control - T Storm (lb)

April/May & September - Liquid Plant growth reduction – TrimTect

As needed - Liquid Broad leaf weed control in beds – Round-Up Pro

**Note:** Additional necessary fertilizations or soil amendments for turf, shrubs and trees to address deficiencies due to environmental conditions, poor soil conditions, etc., fall outside of this contractual program but can be provided via separate written authorization and invoice as needed as needs are discovered and identified.



## Plant Material Program

All plant, shrub or tree material shall be inspected and approved by the property before being planted. If a plant, shrub, or tree dies from insect or disease damage while under this tree/shrub/palm care program within one (1) year, it will be replaced, at no cost to the property, with one of equal value and that is reasonably available and approved by the property.

## Palm Tree Program

### Fertilization:

Palm tree fertilization shall be quarterly and is performance based, not treatment based. Yarrdnique shall use the complete fertilizer blend with all necessary minor elements listed below. The blend should be 100% slow-release N.

The 8N-2P2O5-12K2O +4Mg with micronutrients fertilizer blend (100% Slow Release) shall be applied at a rate providing 1.5 lbs of the 8N-2P2O5-12K2O+4Mg with micronutrients fertilizer (not N) per 100 sq. ft. of palm canopy area, bed area, or landscape area. The suggested rate shall be used to determine the actual amount applied to each tree, which shall be applied to a narrow circumference of the base of the tree.

Therapeutic applications of minor elements are to be included to ornamental palms indicating need.

Counties with a Fertilizer Ordinance shall prevail and serve as a guide.

### Palm Integrated Pest Management:

Pesticides will only be used on an as-needed basis and only in areas having the problem except for bud drenching as mentioned below. A curative approach shall be implemented for insect and disease management when damaging thresholds have been identified as negatively impacting either health or aesthetics.

### Preventative vs. Therapeutic

For optimal palm health, preventative maintenance is far superior to therapeutic maintenance, as it proactively safeguards against diseases and insect infestations. Regular inspections, appropriate fertilization, proper watering, and timely pruning can fortify palms, making them less susceptible to issues. Preventative measures address potential problems before they arise, ensuring robust growth and longevity.

In contrast, therapeutic maintenance often involves addressing symptoms and root causes after significant damage has occurred, leading to delayed recovery and increased maintenance costs. By prioritizing preventative care, you can maintain healthier, more resilient palms and reduce the need for extensive treatments later on.



# Irrigation Maintenance Specifications

**FREQUENCY:** The Family of Companies shall perform a complete irrigation maintenance inspection as indicated in the contract. The irrigation inspection shall include the following: adjusting rotor or spray heads, confirming that rain sensors are active and functioning properly, confirming that all zones are operating, confirming that all types of irrigation heads are clear and free of any debris, confirming that all irrigation valve box lids are in place and visible and inside the valve boxes the valves are clear of any soil or grass debris and confirming all valve boxes have no damage.

If the system uses reclaimed water provided by county utilities, The Family of Companies will maintain communication with the County on behalf of the property. This communication is intrinsic to the operation of the system and this, coupled with the inspection reports, will substantiate the status of the supply, pressure, and any potential restrictions.

Our Team is responsible for adjustments to watering schedules as needed for weather, new sod, plants, trees or other improvements. When necessary, our Team will provide backup reports, run times and run dates to the property.

Our Team will respond to generated work orders within 24 business hours. Work orders must be completed to the satisfaction of the property or resident, or the repair or replacement scheduled within 72 business hours. This schedule may change during the dry season.

All emergency irrigation repairs must be controlled within two (2) hours of notification. An emergency is deemed to be a stuck valve, broken mainline, or heads spraying into soffits, fasciae or into the interior of a unit.

Major irrigation repairs require pre-approval and will be completed on a separate work order upon approval by the property. Major repairs include but are not limited to, main lines 2" and larger, satellite controllers/ESP Controllers/Common Boards/Zone Boards, pumps, backflows, and rain sensors.

The Family of Companies will be responsible for any damage to the turf or plants due to either under watering or over watering by the irrigation system. Our Team will be responsible for adjusting irrigation run times, gallons per minute and or water coverage due to seasonal changes as needed. The Family of Companies will not be held responsible for failure of main irrigation water supply, water pressure or water restrictions imposed by a statutory or similar authority.

Our Team shall document each inspection in writing and provide to the property within 72 hours of completion.

## Storm Preparedness

In the event of a forecasted weather event, such as but not limited to hurricanes and tropical storms, the property may deem it necessary to suspend all operation of irrigation equipment, pump stations, and to secure controllers to avoid power surges and any catastrophic events such as an uprooted tree that breaks a mainline.

1. Storm remediation shall begin immediately following the storm's passage, once it's safe for crews to assess and address the damage.
2. Depending on the severity of the storm, remediation efforts might commence within 24 to 48 hours to prevent further damage or hazards.
3. Storm remediation may be delayed until after local authorities have conducted safety inspections and given clearance for cleanup activities to begin.
4. If the storm has caused widespread damage, an emergency meeting will be called with 48 hours to coordinate extended plan and mobilization efforts
5. Insurance assessments or obtaining permits may delay storm remediation efforts in certain cases.

Remediation Plan and Pricing:

Initial site visit to assess the damage caused by the storm.

Remediation plan to include:

- Debris Removal
- Tree Pruning or Removal
- Soil Erosion Control
- Replanting
- Administrative: Permit fees, dump fees, transportation costs, misc. expenses

The Family of Companies is not be responsible for any severe weather-related cleanup (hurricane, tornado, etc.) outside the normal contracted scope of services. Upon mutual agreement, normal contracted services may be exchanged for severe weather cleanup services. Upon mutual agreement, missed mowing services or any other missed contractual service may be credited to the property with a specific dollar value to be applied to future services.

## Special Services Specifications

- A. **BEDDING PLANTS:** Annual plants (client optional) are to be replaced four (4) times per year as directed and approved by the property. No period between installations shall exceed three and one half (3.5) months. Price per plant installed is to be noted.
- Annual flowers are a separate line item.
  - Major renovation of annual beds shall be performed twice per year, at the beginning of each Contract year. The annual flower beds should be eight inches high at their highest point and angled for the best appearance. A potting mix specifically blended for annuals will be used. The potting mix will be “topped off” as needed during change outs, as part of this agreement. Four inch-potted annuals will be planted on eight-to-ten-inch centers, depending on the variety. Any annual(s) that declines in health or dies, will be replaced at no cost to the property with like variety, maintaining the annual display in its best display appearance. Contractor will be responsible to purchase, install, and dispose of all debris.
- B. **INSTALLATION SPECIFICATIONS:**
1. All plants are to be installed utilizing a triangular spacing of 8-10” between plants.
  2. All beds will be cleaned and hand/machine cultivated prior to installation of new plants.
  3. Granular time released fertilizer; pre-emergent and a granular systemic fungicide will be added to the bedding soil at the time of installation.
  4. Follow-up applications of fertilizer, fungicide, and insecticide will be provided as needed or as requested by the property.
  5. All landscaping materials installed must meet or exceed all state and/or local codes and/or ordinances of the State of Florida (Florida #1 or Florida Fancy Plants and Trees). All plants shall be healthy, well branched, and densely foliated, with well-developed root systems, free of disease and insect pests.
  6. Included in the unit pricing is the addition of planting soil and amendments a minimum of one time per year.
- C. **WARRANTY:** Plant material installed by Contractor shall be warranted for one full calendar year. Plant material under Contractor’s warranty which dies due to unaddressed issues, insect damage, or diseases referenced in this RFP shall be replaced under the stated warranty within (15) fifteen business days.



# Mulching Policy

The purpose of this policy is to outline the standards and practices for the use of mulch in landscaping projects to ensure optimal plant health, soil conservation, and aesthetic appeal while promoting environmental sustainability.

Mulch application should be performed during the months of January through March, and August through October.

## Types of Mulch:

### Preferred Mulches:

Organic mulches: Pine bark, cypress mulch, hardwood mulch, straw, leaves, and compost.

Recycled or repurposed materials: Melaleuca mulch, recycled wood chips.

### Nonrecommended Mulches:

Non-biodegradable mulches: Rubber, plastic, dyed wood chips that may contain chemicals harmful to plants.

## 1. Mulch Application:

**Depth:** Apply mulch at a depth of 1-2 inches for optimal moisture retention and weed suppression. Do not exceed 3 inches to avoid smothering plant roots.

**Placement:** Keep mulch away from the base of trees, shrubs and structures (leave a 2-3 inch gap) to prevent rot and pest infestation.

**Replenishment:** Replenish mulch annually or as needed to maintain the desired depth and appearance.

## 2. Site Preparation:

**Weed Control:** Remove weeds and grass from the mulching area before application. Consider using landscape fabric under mulch for additional weed control.

**Soil Preparation:** Ensure proper soil preparation, including aeration and amendment, before applying mulch to support plant health.

**Trenching** – Bedline edges shall be trenched and beveled at a depth of 3" along hard surfaces or annual beds, 1" is required along turf bedlines.

## 3. Environmental Considerations:

**Sourcing:** Source mulch from sustainable and local suppliers whenever possible to reduce environmental impact.

**Conservation:** Use mulch to conserve soil moisture, reduce erosion, and improve soil health.

**Recycling:** Encourage the use of recycled organic materials as mulch to promote environmental sustainability.

## 4. Quality Control:

**Inspection:** Regularly inspect mulched areas for signs of excessive moisture, pests, or disease and take corrective actions as needed.

## 5. Customer Education:

**Information:** Educate customers about the benefits of mulch, proper maintenance, and the importance of sustainable practices.

**Recommendations:** Provide recommendations for mulch types and application based on specific landscape needs and conditions.

## 6. Records:

**Records:** Maintain records of mulch types, sources, and application dates for all projects.



WE OFFER A FULL SUITE OF SERVICES TO MANAGE LAKES, PONDS, WETLANDS AND STORMWATER SYSTEMS.

ROUTINE  
MAINTENANCE  
SERVICES FOR ALL  
APPLICATIONS



Small Skiffs/Backpacks  
Pond Applications



Truxors  
Mechanical Pond Cleaning



Aeration Full-Service  
Install/Repair/Maintenance



Fisheries Full-Service  
Stocking/Electro/Survey/Lime



Brush Mowers  
Stormwater



Stormwater Maintenance  
Debris/Trash, Minor Repairs,  
Equipment Maintenance



Stormwater Compliance  
Inspection, Consulting, BMP



Infrastructure  
Structural Repairs,  
Restoration, Sedimentation

WE SERVICE ANY LARGE SCALE AND SPECIALTY APPLICATION

NO PROJECT IS  
TOO DEMANDING  
FOR TIGRIS



Large Skiffs



Airboats



Barges  
Nutrient Mitigation



Surveys/Mapping



Marsh Master  
Wetlands



Harvesters



Aquamog

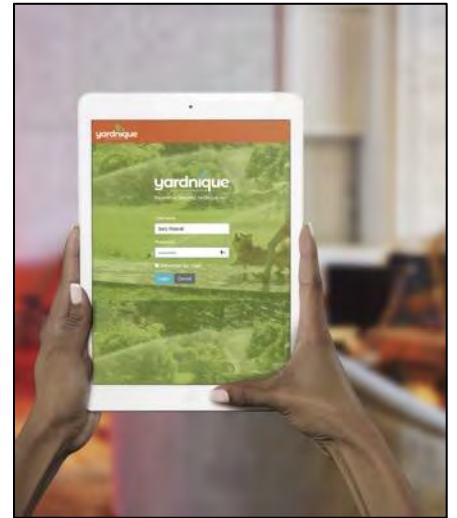


Dredging  
Sedimentation

## Syncscape

The Family of Companies is proud to introduce our customer portal, that automates weekly reports and service updates, Syncscape. This provides our customers with complete access to all invoices, service alerts and service requests with the ability to extend access to board members and/or residents as desired and managed by the property manager.

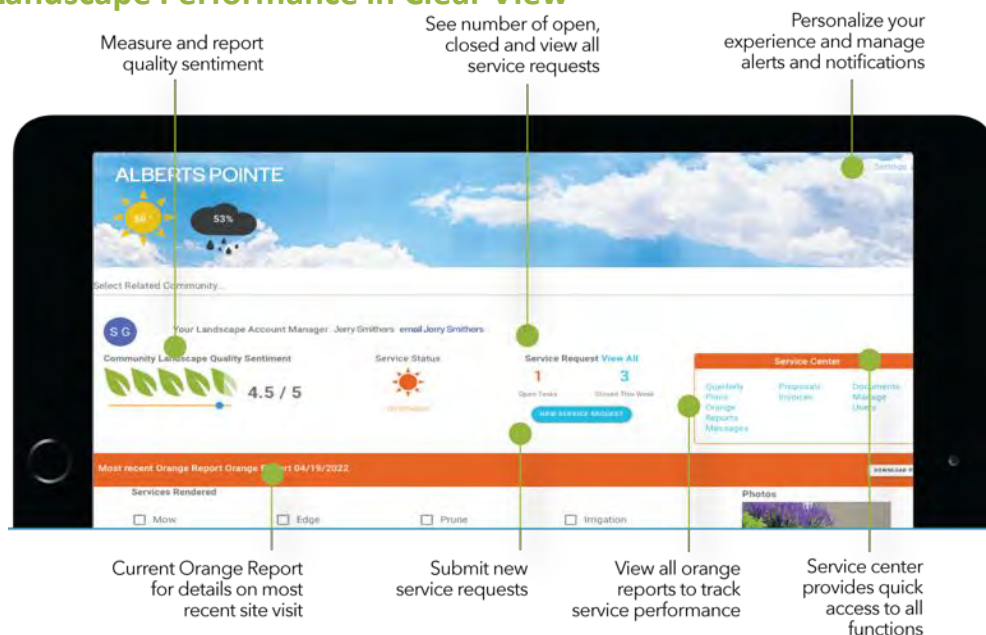
Offered exclusively to our customers, syncscape™ will be utilized for the property. Any time of day, the property manager is able to view status updates and/or receive text or email notifications to keep you informed of progress through completion.



- Service reports after every visit
- Online service request submission and tracking
- Track quarterly landscape plan progress
- All invoices, proposals, and contracts in one place
- Manage board and community member access
- Measure landscape quality sentiment
- Automated email and text notifications
- Message team members any time of day

**Syncscape™ puts all information at your fingertips any time of day and every day.** Our customers are always up to date about the services performed, service requests, irrigation health and landscape installation status. Check out Syncscape on [YouTube](#).

### Landscape Performance in Clear View




## Orange Reports (Service Report)

Each service is documented by The Family of Companies's Orange Report. Crew leaders are responsible for inputting information including the services rendered, visit notes, irrigation system health, notes regarding individual resident homes, and any follow up actions. We also encourage our crew leaders to take pictures of the property to publish with the Orange Report.

Prior to publishing each orange report to the community, the The Family of Companies account manager must review and approve the report. The property has the option of receiving the Orange Report by email or text message.

Orange Reports also includes the quality sentiment as determined by the property Property Manager, the open and closed service requests from the community, and the scheduled property walk/review date.



**ORANGE  
REPORT**


**January 02  
2024**

### CAPE FEAR NATIONAL AT BRUNSWICK FOREST

Deanna King, Property Manager  
910-256-2021

Managed by:  
CAMS - Community Assoc Mgmt  
3960 Executive Park Blvd, Ste 8  
Southport, NC 28461

Community Landscape Quality Sentiment



**5 / 5**

Service Status

On-Schedule

Service Requests This Period

**5**

Open Tasks

**2**

Closed

Quarterly Orange Walk is scheduled for 06/30/2023

---

Branch Office: YN Wilmington

Account Manager: Mark Dawson

---

**Services Rendered This Period**

<input type="checkbox"/> Mow	<input type="checkbox"/> Edge	<input type="checkbox"/> Hedge	<input type="checkbox"/> Irrigation
<input type="checkbox"/> Planting	<input type="checkbox"/> Weed Control	<input type="checkbox"/> Debris Removal	<input type="checkbox"/> Repairs
<input type="checkbox"/> Fertilization	<input type="checkbox"/> Bed Edging	<input type="checkbox"/> Hard Edging	<input type="checkbox"/> Blowing

**Visit Notes**

Today we mulched leaves and picked up pine cones in all common areas. Blew off all hard areas

**Irrigation System Health:** All Go With The Flow

**Resident Notes**

**Quarterly Community Enhancement Plan**







On Track

30

60

90

**Follow Up / Actions**



## Quarterly Plan

Quarterly Plans are forward looking reports based on the plan for the community for the upcoming quarter of service. The The Family of Companies account manager is responsible for inputting the information into our Syncscape platform and marking as complete as the tasks are completed. The total quarterly plan completion percentage is based on the number of tasks completed in each quarterly plan divided by the total number of tasks in each quarter.

This report serves as the communities look inside the schedule for service in the upcoming months including irrigation startup/shutdown, fertilization & pest control calendar, seasonal flower installation, and mulch application timing.



## Service Request Tracking

Included in Syncscape access is a service request tracking system for all open, closed, and due this week service requests. The property has the ability to **share access to each of your residents** as needed. All service requests require a title, service request type (selected from dropdown options), service request description, priority, and residence address or location of the request. Target completion date is also required to determine if the request is an immediate need or to be completed in a certain time table.

Service Request [View All](#)

Open Tasks: 0 Closed: 7

[NEW SERVICE REQUEST](#)

DUE THIS WEEK			ALL OPEN		CLOSED	
Due Date	Issue #	Service Request	Assigned To	Priority	Comments	Actions
7/14/2023	535	Grass Growing Along Driveway	John McWilliams	High	2	
7/7/2023	536	Garden Bed Edging	John McWilliams	High	2	
6/26/2023	506	mowing and weeds 2209 Rockledge Lane	John McWilliams	Medium	2	
6/26/2023	509	No mowing edging or weeding for weeks	John McWilliams	High	1	
6/23/2023	507	No service received	John McWilliams	High	1	
6/19/2023	501	No service per 6/16/23	John McWilliams	Low	1	
6/16/2023	500	Yardage mowing up	John McWilliams	High	1	

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## Documents

All of the reporting encompassed in the property will be stored in the Syncscape documents area with 24/7/265 access for the Property Manager and Board Members. This means that there will be one area to review and download reports such as the Fertilization Control Schedule, Turf Herbicide Schedule, Pesticide Control Schedule, Mulching Schedule, Palm Pruning Schedule, Tree Pruning Schedule, etc.



# Landscape Design Services

The Family of Companies is uniquely qualified to assist with landscape enhancements and design services that will elevate the presence of the community. We are always cognizant of budget and balance beauty, color, and other elements with environmental impact and long-term maintenance costs. We provide design services from the ground up and can property zone specific plans.

- Comprehensive site analysis and micro-climate assessments
- Color, texture, and shading studies
- Entrance, common area, and walkway planning
- Irrigation, drainage, and water management
- Lighting design for safety and energy efficiency
- Planning for trees, shrubs, flowers, and plants

We offer a variety of landscape design options that are customized around individual property characteristics and long-term improvement requirements.

## **Basic Design Visualization**

Working collaboratively, we create a visual depiction of landscape spaces that bring your vision to life so you can see every space for its potential beauty.

## **Long-term Conceptual Plan**

A more intensive planning process that takes into consideration long-range planning – focusing on renovation of key property areas.

## **Comprehensive 3D Modeling**

We offer a comprehensive re-envisioning of the landscape environment from plants and hardscapes to lighting and custom features.





# The best landscapes on earth



*HOA on a grand scale*



*Lighting the way*



*Mulch and Straw Installation*



*Common areas that make a difference*



*An impressive entrance*



*Lush community areas enhance value*



*Pristine community areas*



*Perfectly manicured and ready for enjoyment*

# Appendix I

Financial Statements



Tel: 757-640-7190  
Fax: 757-640-7297  
www.bdo.com

300 East Main St., Suite 1300  
Norfolk, VA 23510

## **Independent Auditor's Report**

The Stockholder and Board of Directors  
YN Holdings, LLC and Subsidiaries  
Morrisville, North Carolina

### ***Opinion***

We have audited the consolidated financial statements of YN Holdings, LLC and Subsidiaries, which comprise the consolidated balance sheets as of December 31, 2023, and the related statements of operations, changes in members' equity and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the accompanying 2023 consolidated financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Other Matter***

The 2022 consolidated financial statements of the Company were audited by other auditors, whose report dated April 27, 2023 expressed an unmodified opinion on those statements.

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

*BDO USA, P.C.*

April 30, 2024

## Consolidated Financial Statements

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# YN HOLDINGS, LLC AND SUBSIDIARIES

## Consolidated Balance Sheets

December 31,	2023	2022
<b>Assets</b>		
<b>Current Assets</b>		
Cash	\$ 2,149,700	\$ 3,280,809
Accounts receivable, net	11,355,885	8,851,759
Contract assets	28,299	-
Prepaid expenses and other assets	1,161,109	855,239
Due from sellers	-	282,011
Inventories, net	236,989	164,450
<b>Total Current Assets</b>	<b>14,931,982</b>	<b>13,434,268</b>
Property and equipment, net	24,502,599	17,978,431
Right of use asset	2,961,243	2,998,488
<b>Noncurrent Assets</b>		
Goodwill, net	49,030,497	49,680,238
Intangible assets, net	11,392,297	13,293,137
<b>Total Noncurrent Assets</b>	<b>60,422,794</b>	<b>62,973,375</b>
<b>Total Assets</b>	<b>\$ 102,818,618</b>	<b>\$ 97,384,562</b>
<b>Liabilities and Members' Equity</b>		
<b>Current Liabilities</b>		
Current portion of equipment notes payable	\$ 2,416,525	\$ 780,776
Current portion of RGA note payable	593,738	528,738
Line of credit	461,273	1,618,576
Accounts payable	4,438,865	3,255,771
Current portion of contingent earn-out seller subordinated notes payable	986,111	1,763,889
Current portion of lease liabilities	953,717	835,080
Contract liabilities	-	84,035
Deferred revenue	32,428	146,844
Accrued payroll, interest, and other expenses	2,960,203	1,976,973
Redemption payable	4,000,000	-
Holdback payable	1,794,034	-
Earn-out payable	450,000	800,000
<b>Total Current Liabilities</b>	<b>19,086,894</b>	<b>11,790,682</b>
<b>Long-term Liabilities</b>		
Equipment notes payable and loans, net of current portion	6,782,320	2,771,051
RGA note payable, net of current portion and deferred financing costs	56,370,061	49,969,383
Contingent earn-out seller subordinated notes payable, net of current portion	-	2,736,111
Lease liabilities, net of current portion, other long term liabilities	2,056,509	2,183,208
<b>Total Long-Term Liabilities</b>	<b>65,208,890</b>	<b>57,659,753</b>
<b>Total Liabilities</b>	<b>84,295,784</b>	<b>69,450,435</b>
<b>Members' Equity</b>	<b>18,522,834</b>	<b>27,934,127</b>
<b>Total Liabilities and Members' Equity</b>	<b>\$ 102,818,618</b>	<b>\$ 97,384,562</b>

See accompanying notes to consolidated financial statements.

# YN HOLDINGS, LLC AND SUBSIDIARIES

## Consolidated Statements of Operations

<i>Year Ended December 31,</i>	2023	2022
<b>Sales</b>	\$ 121,548,071	\$ 86,760,033
<b>Cost of Sales</b>	89,287,172	64,216,208
<b>Gross Profit</b>	32,260,899	22,543,825
<b>Operating Expenses</b>		
Selling, general, and administrative	17,021,728	12,589,763
Depreciation and amortization	14,145,126	9,959,918
<b>Total Operating Expenses</b>	31,166,854	22,549,681
<b>Income from operations</b>	1,094,045	(5,856)
<b>Other Expense (Income)</b>		
Interest expense	7,154,244	4,778,582
Other income	(3,119,215)	-
Other expense	2,959,474	2,100,283
<b>Total Other Expense</b>	6,994,503	6,878,865
<b>Net Loss Before Taxes</b>	(5,900,458)	(6,884,721)
<b>Income Tax Expense (Benefit)</b>	1,500	-
<b>Net Loss</b>	\$ (5,901,958)	\$ (6,884,721)

*See accompanying notes to consolidated financial statements.*



# Appendix II

General Certificate of Insurance



YARDNIQ-02

SLLEONAR1

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/17/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Towne Insurance Agency, LLC 7100 Falls of Neuse Road Raleigh, NC 27615	CONTACT NAME: Sarah L. Leonard	
	PHONE (A/C, No, Ext): (919) 882-5175 FAX (A/C, No): (919) 872-2033	
	E-MAIL ADDRESS: sleonard@towneinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Selective Insurance Company of the Southeast	39926
INSURED  Yard Nique, Inc. YN Intermediate Holdings, Inc., YN Holdings, LLC 10014 Chapel Hill Rd Morrisville, NC 27560	INSURER B : Selective Insurance Company of America	12572
	INSURER C : Builders Mutual Insurance Company	10844
	INSURER D :	
	INSURER E :	
	INSURER F :	

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	X	X	S 2537295	4/30/2024	4/30/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	S 2537295	4/30/2024	4/30/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0	X	X	S 2537295	4/30/2024	4/30/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	WCP 1094817 04	1/7/2024	1/7/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Equipment Floater			S 2537295	4/30/2024	4/30/2025	Deductible: \$2,500 150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Certificate Holder is listed as additional insured for general liability and automobile liability, on a Primary and Non-Contributory basis, per attached forms CG7300/CG7921/CA7809, as required by written contract.  
Waiver of Subrogation applies in favor of Additional Insured for General Liability, Automobile Liability, and Workers Compensation, per attached forms: CG7300/CA7809/WC000313. Umbrella Liability is form following.

## CERTIFICATE HOLDER

## CANCELLATION

For Informational Purposes	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Sarah Leonard

# Appendix III

Proposal Bond



# **AIA Document A310™ – 2010**

## ***Bid Bond***

**CONTRACTOR:**

*(Name, legal status and address)*

**Yardnique, Inc.**

**10014 Chapel Hill Rd**

**Morrisville, NC 27560**

**SURETY:**

*(Name, legal status and principal place of business)*

**Swiss Re Corporate Solutions America Insurance Corporation**

**1200 Main St., Suite 800**

**Kansas City, MO 64105-2478**

**OWNER:**

*(Name, legal status and address)*

**LT RANCH Community Development District**

**2301 Northeast 37th Street**

**Fort Lauderdale, FL 33308**

This document has important legal consequences.

Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**BOND AMOUNT: Five Thousand and 00/100 Dollars (\$5,000.00)**

**PROJECT:**

*(Name, location or address, and Project number, if any)*

**LT RANCH Community Development District, Landscape and Irrigation**

**Maintenance Services, Sarasota, FL 34241**

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this **27th** day of **May**, **2025**

**Yardnique, Inc.**

*(Contractor as Principal)*

*(Seal)*

*(Witness)*

*(Title)*

**Swiss Re Corporate Solutions America Insurance Corporation**

*(Surety)*

*(Seal)*

*(Witness)*

**Paige Borer**

*(Title)*

**Mary E. Kleinpeter, Attorney-in-Fact**



## SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")  
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")  
WESTPORT INSURANCE CORPORATION ("WIC")

### GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

MARKHAM R. McKNIGHT, CHARLOTTE L. WRIGHT, THOMAS M. SANDAHL, TRENT J. SANDAHL, TROY P. WAGENER, WILLIAM G. McKNIGHT,  
TAWANDA A. WEATHERSPOON, MARY E. KLEINPETER, STEPHANIE S. McKNIGHT, CHARLES E. REAGIN, III, RHONDA S. CROOKS, EDWARD L. KINNEY, JR.

and ROXANNA S. BORER JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION (\$200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By Erik Janssens  
Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By Gerald Jagrowski  
Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC & Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 12TH day of APRIL, 20 24

State of Illinois  
County of Cook

SS

Swiss Re Corporate Solutions America Insurance Corporation  
Swiss Re Corporate Solutions Premier Insurance Corporation  
Westport Insurance Corporation

On this 12TH day of APRIL, 20 24, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



Christina Manisco  
Christina Manisco, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 21st day of May, 20 25.

Jeffrey Goldberg  
Jeffrey Goldberg, Senior Vice President &  
Assistant Secretary of SRCSAIC and  
SRCSPIC and WIC

# Appendix IV

Exhibit B - Proposal Pricing





## YARDNIQUE FAMILY OF COMPANIES

Landmark | Naturescapes | Phoenix | Creative | Unique  
Team Management | ASI Landscapes | Precision

### EXHIBIT "B" PROPOSAL PRICING

#### Pricing Sheet

##### Skype Ranch Turner Park

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service Floratam	\$527.00	42	\$22,134.00
Lawn Maintenance Service Bermuda	Included in Lawn Maintenance Above	42	Included
Non-Selective Weed Control	\$62.00	12	\$744.00
Fertilization	\$2,186.00	3	\$6,558.00
Agronomic Scope - IPM Management and Control	\$114.00	12	\$1,368.00
Irrigation	\$130.00	12	\$1,560.00
<b>Yearly Cost</b>			<b>\$32,364.00</b>
<b>Monthly Cost</b>			<b>\$2,697.00</b>

##### Skype Ranch Lorraine Road CDD and Lake Banks

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service	\$4,409.00	42	\$185,178.00
Bed Maintenance Services	Included in Lawn Maintenance Above	6	Included
Trail Maintenance Services	Included in Lawn Maintenance Above	24	Included
Bahai Maintenance Services	Included in Lawn Maintenance Above	18	Included
Non-Selective Weed Control	\$519.00	12	\$6,228.00
Fertilization	Breakdown below	3	Breakdown below
Turf	\$3,060.00	4	\$12,240.00
Beds	\$3,306.00	2	\$6,612.00
Palms/Trees	\$1,296.00	2	\$2,592.00
Pest Control	\$816.00	6	\$4,896.00
Irrigation	\$1,092.00	12	\$13,104.00
<b>Yearly Cost</b>			<b>\$230,850.00</b>
<b>Monthly Cost</b>			<b>\$19,237.50</b>

##### Skype Ranch Luna Lane and Night Skype Ave CDD Common Areas

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service	\$1,993.00	42	\$83,706.00
Bed Maintenance Services	Included in Lawn Maintenance Above	6	Included
Non-Selective Weed Control	\$235.00	12	\$2,820.00
Fertilization	Breakdown below	3	Breakdown below
Turf	\$1,383.00	4	\$5,532.00
Beds	\$1,494.00	2	\$2,988.00
Palms/Trees	\$600.00	2	\$1,200.00
Pest Control	\$370.00	6	\$2,220.00
Irrigation	\$494.00	12	\$5,928.00
<b>Yearly Cost</b>			<b>\$104,394.00</b>
<b>Monthly Cost</b>			<b>\$8,699.50</b>

##### Skype Ranch Turner Park Playground/Tennis Courts and Dog Park

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service	\$372.00	42	\$15,624.00
Bed Maintenance Services	Included in Lawn Maintenance Above	6	Included
Non-Selective Weed Control	\$44.00	12	\$528.00

Fertilization	Breakdown below	3	Breakdown below
Turf	\$261.00	4	\$1,044.00
Beds	\$276.00	2	\$552.00
Palms/Trees	\$144.00	2	\$288.00
Pest Control	\$70.00	6	\$420.00
Irrigation	\$92.00	12	\$1,104.00
<b>Yearly Cost</b>			<b>\$19,560.00</b>
<b>Monthly Cost</b>			<b>\$1,630.00</b>

**Skye Ranch Turner Park Ball Fields and commons surrounding**

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service Floratam	\$771.00	42	\$32,382.00
Lawn Maintenance Service Bermuda	\$648.00	69	\$44,712.00
Bed Maintenance Services	Included in Lawn Maintenance for	6	Included
Bahai Maintenance Services	Included in Lawn Maintenance for	18	Included
Non-Selective Weed Control	\$216.00	12	\$2,592.00
Fertilization - Separate form w/Breakdown	\$3,192.00	3	\$9,576.00
Agronomic Scope - (IPM Management and Control)	\$493.00	12	\$5,916.00
Irrigation	\$454.00	12	\$5,448.00
<b>Yearly Cost</b>			<b>\$100,626.00</b>
<b>Monthly Cost</b>			<b>\$8,385.50</b>

**Skye Ranch Lorraine Road CDD Extension**

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service	\$1,671.00	42	\$70,182.00
Bed Maintenance Services	Included in Lawn Maintenance Above	6	Included
Bahai Maintenance Services	Included in Lawn Maintenance Above	18	Included
Non-Selective Weed Control	\$197.00	12	\$2,364.00
Fertilization	Breakdown below	3	Breakdown below
Turf	\$1,161.00	4	\$4,644.00
Beds	\$1,248.00	2	\$2,496.00
Palms/Trees	\$510.00	2	\$1,020.00
Pest Control	\$308.00	6	\$1,848.00
Irrigation	\$414.00	12	\$4,968.00
<b>Yearly Cost</b>			<b>\$87,522.00</b>
<b>Monthly Cost</b>			<b>\$7,293.50</b>

**Skye Ranch Greenway**

Function	Cost per Occurrence	Frequency	Cost per Year
Bahai Maintenance Services	\$620.00	18	\$11,160.00
<b>Yearly Cost</b>			<b>\$11,160.00</b>
<b>Monthly Cost</b>			<b>\$930.00</b>

**Skye Ranch Walking Trails**

Function	Cost per Occurrence	Frequency	Cost per Year
Edging Sidewalk	\$1,851.00	12	\$22,212.00
Bahai Lakes	Included in Bahia Maintenance Services	18	Included
Blow off Trail	Included in Sidewalk (edging) tasks	52	Included
Weed Spray Trail	\$608.00	12	\$7,296.00
<b>Yearly Cost</b>			<b>\$29,508.00</b>
<b>Monthly Cost</b>			<b>\$2,459.00</b>

<b>Total Yearly Contract Price</b>			<b>\$615,984.00</b>
------------------------------------	--	--	---------------------

END OF DOCUMENT

A photograph of a garden path made of flat stones, winding through a dense garden. On the left, there are bright yellow flowers. On the right, there are green bushes with several vibrant red roses. The background is filled with various green trees and foliage, creating a sense of depth and a peaceful atmosphere.

THANK YOU

**YARDNIQUE FAMILY OF COMPANIES**

Landmark | Naturescapes | Phoenix | Creative | Unique  
Team Management | ASI Landscapes | Precision

## LANDSCAPE & IRRIGATION SERVICES AGREEMENT

**THIS AGREEMENT** ("Agreement") is made and entered into this 20 day of May, 2025, by and between:

**LT RANCH Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Sarasota County, Florida, and having offices at c/o JPWard & Associates, LLC, 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308 ("District"); and

Sunnygrove Landscape and Irrigation Maintenance, LLC, a Landscape Maintenance Company, whose address is 15111 South Mallard LN Ft. Myers, FL 33913 ("Contractor," and collectively with the District, "Parties").

### RECITALS

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

**WHEREAS**, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

**WHEREAS**, to solicit such services, the District conducted a competitive proposal process based on a "Project Manual," and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

**WHEREAS**, Contractor desires to provide such services, and represents that it is qualified to do so.

**NOW, THEREFORE**, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** ("Work"). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be



required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C**. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates [District Manager Name], Daniel Rom and Mark Hills to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations,



any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars (\$100) per day through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin \_\_\_\_\_, and end September 30, 2025 ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for three (3) annual renewals with the same terms set forth herein, in the District's sole discretion.
- b. As compensation for the Work, the District agrees to pay Contractor the amounts set forth in **EXHIBIT B**. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The

Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

## **8. INSURANCE.**

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
  - i. WORKERS' COMPENSATION/EMPLOYER'S LIABILITY: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
  - ii. COMMERCIAL GENERAL LIABILITY: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
  - iii. AUTOMOBILE LIABILITY: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering all work performed under this Contract.
  - iv. UMBRELLA LIABILITY: With limits of not less than \$2,000,000.00 per occurrence covering all work performed under this Contract.
- b. Each insurance policy required by this Contract shall:
  - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
  - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
  - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
- h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be

written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.

- i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**9. INDEMNIFICATION.** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

**10. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**11. WARRANTY AND COVENANT.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or

not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- (a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
- (b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.
- (c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

(d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

(e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.



18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

22. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

23. **CONTRACTING WITH FOREIGN ENTITIES.** By executing the Agreement(s), the Contractor certifies that it is not owned by the government of the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic (collectively "Foreign Countries of Concern"), nor is it owned by any agency of or any other entity of significant control of any such government. Further, the Contractor certifies that no government of a Foreign Country of Concern has a "controlling interest" in the Contractor as the term is defined in Section 287.138(1)(a) of the Florida Statutes, nor is the Contractor organized under the laws of a Foreign Country of Concern, nor does the

Contractor have its principal place of business located in a Foreign Country of Concern. If the Agreement(s) permit the Contractor to access the personal identifying information of any individual, the Contractor agrees to notify the District in advance of any contemplated transaction that would cause the Contractor to be disqualified from such access under Section 287.138 of the Florida Statutes. The Contractor agrees to furnish the District with an affidavit signed by an officer or representative of the Contractor under penalty of perjury at any time and upon request that the statements in this paragraph are true and correct.

24. **NO CONSIDERATION OF SOCIAL, POLITICAL, AND IDEOLOGICAL INTERESTS.** The Contractor acknowledges receipt of notice from the District of the provisions of Section 287.05701 of the Florida Statutes which prohibits local governments from giving preference to a prospective vendor and/or contractor based on the prospective contractor's social, political or ideological interests or requesting documentation from, or considering, a prospective contractor's social, political, or ideological interests when determining if the prospective contractor is a responsible vendor. The Contractor affirms and agrees that the District did not request any documentation about, or give any consideration to, the Contractor's social, political, or ideological interests in negotiating, awarding, and/or entering into the Agreement(s).

25. **PUBLIC ENTITY CRIMES; CONVICTED VENDOR LIST.** A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal and/or bid on a contract to provide any goods or services to a public entity, may not submit a proposal and/or bid on a contract with a public entity for construction or repair of a public building or public work, may not submit bids on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, vendor or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. By executing the Agreement(s), the Contractor certifies that it is not on the convicted vendor list.

26. **HUMAN TRAFFICKING AFFIDAVIT.** Contractor shall be required to execute a *Human Trafficking Affidavit* simultaneously with and prior to providing the services hereunder.

27. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

28. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

29. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

30. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

31. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

32. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

33. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

34. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed to the parties at the addresses first listed above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

35. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

36. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Sarasota County, Florida.

37. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records,

including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is JPWard & Associates, LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954)658-4900, OR BY EMAIL AT [JIMWARD@JPWARDASSOCIATES.COM](mailto:JIMWARD@JPWARDASSOCIATES.COM), OR BY REGULAR MAIL AT 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FLORIDA 33308.**

38. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

39. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

40. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

**LT RANCH  
COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_

☐ Chairperson

☐ Vice Chairperson

Date: \_\_\_\_\_

\_\_\_\_\_

Sunnygrove Landscape and Irrigation Maintenance, LLC

By: Jason Stafford

Its: Maintenance General Manager

Date: 5/22/2025

**Exhibit A: Scope of Services**

**Exhibit B: Proposal Pricing**

**Exhibit C: Other Forms**

**Exhibit D: Maintenance Map**

**EXHIBIT A**

**SCOPE OF SERVICES**

## **SCOPE OF SERVICES**

### **PART 1**

#### **GENERAL LANDSCAPE MAINTENANCE**

**1) MOWING** – All grass areas will be mowed on the following schedule:

March 15 – NOVEMBER 1 – Once a week

NOVEMBER 1 – March 14 – Once every two weeks

This schedule estimates that there will be between 40 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of four (4) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 ¼) inches & Zoysia at a height of one (1) to one and one half (1 ½) inches. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be always kept sharp to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type of deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR OR be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. And the mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counter clock direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each mowing event. Contractor is to include in his proposal, all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted, when necessary, upon prior approval. Contractor will be required to maintain recreational trails within the preserves. This will include both shell rock, sidewalk and natural ground. Maintenance will include blowing-off trail, trimming of existing limbs or plants from protruding in trails, and weeding weeds within trail sections as needed.

**2) EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. Chemical edging shall not be permitted anywhere on property.



AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

**1) TREE AND SHRUB CARE** – All deciduous trees less than 15' in height shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees always appear neat. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include always maintaining a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Skye Ranch. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch always pulled away from the base of ALL landscape lights, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

**3) WEEDS AND GRASSES** – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly always cultivated and maintained in an orderly fashion. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide.

**AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

**NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.)** the first offense will result in a VERBAL warning; the second offense will result in a second VERBAL warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion. contractor will be held responsible for the replacement of all turf damaged by the application or overspray of Herbicides (selective or non-selective).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

**5) CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

**6) REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

## **PART 2**

### **FERTILIZATION**

Any fertilizer ordinance in place for Sarasota County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

**NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF SARASOTA COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.**

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line running east-west from coast to coast through between Tampa & Vero Beach.)

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

#### **SHRUB, TREE & GROUNDCOVER FERTILIZATION:**

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

#### **PALM FERTILIZATION:**

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy three times per year (February, May, October). 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting all rights to payment for the applications made without notification.

### **PART 3**

#### **PEST CONTROL**

**Insects and Disease in Turf** - Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is responsible for the identification control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for the chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

**Insects and Disease Control for Trees, Palms and Plants** - The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is not a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

**Fire Ant Control** - Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread-out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas designated as "District Landscape Area" on the Maintenance Exhibit. These areas are indicated with a dark green color. **UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER.** This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

#### **PART 4**

##### **IRRIGATION SYSTEM MONITORING AND MAINTENANCE**

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all the existing irrigation systems to date.

These inspections shall include:

##### **A. Irrigation Controllers**

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

##### **B. Water Sources**

1. Visual inspection of water source
2. Test automatic protection devices

##### **C. Irrigation Systems**

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean, raise, replace heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

**EXHIBIT "B"**

**PROPOSAL PRICING**

## Pricing Sheet

### **Skye Ranch Turner Park**

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service Floratam		42	
Lawn Maintenance Service Bermuda		42	
Non-Selective Weed Control		12	
Fertilization		3	
Agronomic Scope		12	
Irrigation		12	
<b>Yearly Cost</b>			<b>\$</b>
<b>Monthly Cost</b>			<b>\$</b>

### **Skye Ranch Lorraine Road CDD and Lake Banks**

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service	\$2,047.12	42	\$85,979.04
Bed Maintenance Services	\$10,300.00	6	\$61,800.00
Trail Maintenance Services	\$242.05	24	\$5,809.20
Bahai Maintenance Services	\$1,133.00	18	\$20,394.00
Non-Selective Weed Control	\$2,400	12	\$28,800
Fertilization		3	
Turf	\$3464.66	4	\$13,858.64
Beds	\$3,715.73	2	\$7,431.45
Palms/Trees	\$1,699.50	2	\$3,399.00
Pest Control	\$2,113.05	6	\$12,678.30
Irrigation	\$2,317.50	12	\$27,810.00
<b>Yearly Cost</b>			<b>\$ 267,959.64</b>
<b>Monthly Cost</b>			<b>\$ 22,329.97</b>

### **Skye Ranch Luna Lane and Night Skye Ave CDD Common Areas**

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service	\$772.50	42	\$32,445.00
Bed Maintenance Services	\$4,635.00	6	\$27,810.00
Non-Selective Weed Control	\$1,236.00	12	\$14,832.00
Fertilization		3	
Turf	\$1,794.78	4	\$7,179.10
Beds	\$3,348.79	2	\$6,697.58
Palms/Trees	\$247.20	2	\$494.40
Pest Control	\$765.63	6	\$4,593.78
Irrigation	\$618.00	12	\$7,416.00
<b>Yearly Cost</b>			<b>\$ 101,467.88</b>
<b>Monthly Cost</b>			<b>\$ 8,455.66</b>



<b><u>Skye Ranch Turner Park Playground/Tennis Courts and Dog Park</u></b>			
<b>Function</b>	<b>Cost per Occurrence</b>	<b>Frequency</b>	<b>Cost per Year</b>
Lawn Maintenance Service	\$587.10	42	\$24,658.20
Bed Maintenance Services	\$1,854.00	6	\$11,124.00
Non-Selective Weed Control	\$309.00	12	\$3,708.00
Fertilization		3	
Turf	\$875.50	4	\$3,502.00
Beds	\$612.85	2	\$1,225.70
Palms/Trees	\$149.35	2	\$298.70
Pest Control	\$309.00	6	\$1,854.00
Irrigation	\$154.50	12	\$1,854.00
<b><u>Yearly Cost</u></b>			<b>\$ 48,224.60</b>
<b><u>Monthly Cost</u></b>			<b>\$ 4,018.72</b>

<b><u>Skye Ranch Turner Park Ball Fields and commons surrounding</u></b>			
<b>Function</b>	<b>Cost per Occurrence</b>	<b>Frequency</b>	<b>Cost per Year</b>
Lawn Maintenance Service Floratam	412.00	42	\$17,304.00
Lawn Maintenance Service Bermuda	927.00	69	\$63,963.00
Bed Maintenance Services	618.00	6	\$3,708.00
Bahai Maintenance Services	566.50	18	\$10,197.00
Non-Selective Weed Control	575.00	12	\$6,900.00
Fertilization	Separate form w/Breakdown	3	
Agronomic Scope	\$43,507.20	1	\$43,507.20
Irrigation	\$618.00	12	\$7,416.00
<b><u>Yearly Cost</u></b>			<b>\$ 152,995.20</b>
<b><u>Monthly Cost</u></b>			<b>\$ 12,749.60</b>

<b><u>Skye Ranch Lorraine Road CDD Extension</u></b>			
<b>Function</b>	<b>Cost per Occurrence</b>	<b>Frequency</b>	<b>Cost per Year</b>
Lawn Maintenance Service	\$1,602.49	42	\$67,304.77
Bed Maintenance Services	\$5,768.00	6	\$34,608.00
Bahai Maintenance Services	\$1,166.99	18	\$21,005.82
Non-Selective Weed Control	\$463.50	12	\$5,562.00
Fertilization		3	
Turf	\$2,712.14	4	\$10,848.58
Beds	\$2,181.51	2	\$4,363.02
Palms/Trees	\$997.04	2	\$1,994.08
Pest Control	\$1,442.00	6	\$8,652.00
Irrigation	\$1,236.00	12	\$14,832.00
<b><u>Yearly Cost</u></b>			<b>\$ 169,170.06</b>
<b><u>Monthly Cost</u></b>			<b>\$ 14,097.51</b>

<b><u>Skye Ranch Greenway</u></b>			
<b>Function</b>	<b>Cost per Occurrence</b>	<b>Frequency</b>	<b>Cost per Year</b>
Bahai Maintenance Services	\$1,133.00	18	\$20,394.00
<b><u>Yearly Cost</u></b>			<b>\$ 20,394.00</b>
<b><u>Monthly Cost</u></b>			<b>\$ 1,699.50</b>

<b><u>Skye Ranch Walking Trails</u></b>			
<b>Function</b>	<b>Cost per Occurrence</b>	<b>Frequency</b>	<b>Cost per Year</b>
Edging Sidewalk	\$300.00	12	\$3,600.00
Bahai Lakes	\$450.00	18	\$8,100.00
Blow off Trail	\$56.25	52	\$2,925.00
Weed Spray Trail	\$450.00	12	\$5,400.00
<b><u>Yearly Cost</u></b>			<b>\$ 20,025.00</b>
<b><u>Monthly Cost</u></b>			<b>\$ 1,668.75</b>
<b><u>Total Yearly Contract Price</u></b>			<b>\$ 780,236.38</b>

**EXHIBIT "C"**

**OTHER FORMS**

**DAILY WORK JOURNAL**

**DATE:** \_\_\_\_\_

**DESCRIPTION OF WORK PERFORMED TODAY:** \_\_\_\_\_

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**LOCATIONS:** \_\_\_\_\_

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**ISSUES REQUIRING ATTENTION:** \_\_\_\_\_  
*(Please notify District Rep. if any)*

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**LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

**PEST MANAGEMENT REPORT**

**DATE:** \_\_\_\_\_

**SYMPTOMS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LOCATION:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PROBABLE CAUSE OF DAMAGE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ESTIMATED MATERIALS REQUIRED FOR TREATMENT:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CERTIFIED PESTICIDE APPLICATOR'S NAME:** \_\_\_\_\_

**REPRESENTATIVE NAME:** \_\_\_\_\_

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)**

**LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

**IRRIGATION REPAIR REQUEST FORM**

**DATE:** \_\_\_\_\_

**DAMAGE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LOCATION:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PROBABLE CAUSE OF DAMAGE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**IRRIGATION TECHNICIAN'S NAME:** \_\_\_\_\_

**REPRESENTATIVE NAME:** \_\_\_\_\_

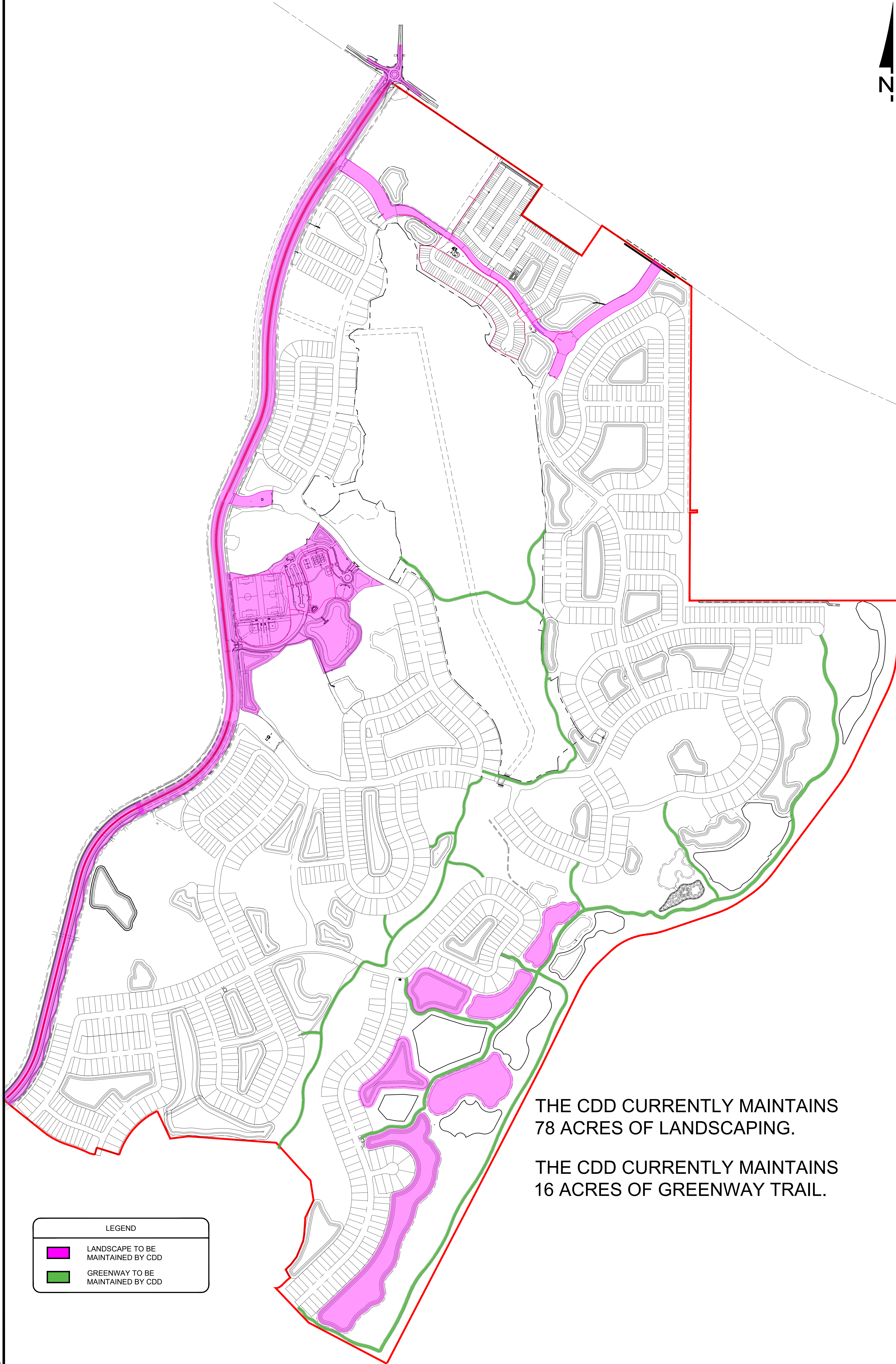
**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)**



**EXHIBIT "D"**

**MAINTENANCE MAP**

*(Includes Phases: \_\_\_\_\_)*

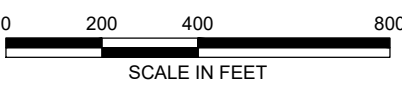




LEGEND	
	LANDSCAPE TO BE MAINTAINED BY CDD
	GREENWAY TO BE MAINTAINED BY CDD

THE CDD CURRENTLY MAINTAINS  
78 ACRES OF LANDSCAPING.

THE CDD CURRENTLY MAINTAINS  
16 ACRES OF GREENWAY TRAIL.



D:\Projects\386-05 (LT Ranch)\CDD\Drawings-Enhancements\386-05-10 CDD Ownership Map\Current Plans\38605E10.dwg  
4/11/2025 12:42:10 PM



## LANDSCAPE & IRRIGATION SERVICES AGREEMENT

**THIS AGREEMENT** ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between:

**LT RANCH Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Sarasota County, Florida, and having offices at c/o JPWard & Associates, LLC, 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308 ("District"); and

\_\_\_\_\_, a \_\_\_\_\_, whose address is \_\_\_\_\_ ("Contractor," and collectively with the District, "Parties").

### RECITALS

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

**WHEREAS**, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain landscape and irrigation maintenance services; and

**WHEREAS**, to solicit such services, the District conducted a competitive proposal process based on a "Project Manual," and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

**WHEREAS**, Contractor desires to provide such services, and represents that it is qualified to do so.

**NOW, THEREFORE**, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** ("Work"). The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **EXHIBIT D** is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **EXHIBIT B**. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be

required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Work using the forms attached hereto as part of **EXHIBIT C**. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor, and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No Contractor solicitation of any kind is permitted on property.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates [District Manager Name], Daniel Rom and Mark Hills to act as the District Representatives. The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations,

any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month. Further, the Contractor agrees to meet the District Representatives no less than one (1) time per month to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars (\$100) per day through a reduction in the compensation; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin \_\_\_\_\_, and end September 30, 2025 ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for three (3) annual renewals with the same terms set forth herein, in the District's sole discretion.
- b. As compensation for the Work, the District agrees to pay Contractor the amounts set forth in **EXHIBIT B**. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The

Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **EXHIBIT B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

## **8. INSURANCE.**

- a. At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
  - i. WORKERS' COMPENSATION/EMPLOYER'S LIABILITY: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Contract, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.
  - ii. COMMERCIAL GENERAL LIABILITY: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Contract.
  - iii. AUTOMOBILE LIABILITY: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering all work performed under this Contract.
  - iv. UMBRELLA LIABILITY: With limits of not less than \$2,000,000.00 per occurrence covering all work performed under this Contract.
- b. Each insurance policy required by this Contract shall:
  - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
  - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
  - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. All insurance certificates, and endorsements, shall be received by the District before the Contractor shall commence or continue work.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Contract shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- g. Insurance requirements itemized in this Contract and required of the Contractor shall be provided on behalf of all sub-contractors to cover their operations performed under this Contract. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.
- h. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be

written on an occurrence basis, shall name the District, its Supervisors, Officers, agents, employees, and representatives as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District, its Supervisors, Officers, agents, employees or representatives.

- i. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**9. INDEMNIFICATION.** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Contract is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

**10. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**11. WARRANTY AND COVENANT.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or



not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

14. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

(a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

(b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.

(c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.

(d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.

(e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.

(f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

(g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

17. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

19. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

21. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

22. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

23. **CONTRACTING WITH FOREIGN ENTITIES.** By executing the Agreement(s), the Contractor certifies that it is not owned by the government of the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic (collectively "Foreign Countries of Concern"), nor is it owned by any agency of or any other entity of significant control of any such government. Further, the Contractor certifies that no government of a Foreign Country of Concern has a "controlling interest" in the Contractor as the term is defined in Section 287.138(1)(a) of the Florida Statutes, nor is the Contractor organized under the laws of a Foreign Country of Concern, nor does the

Contractor have its principal place of business located in a Foreign Country of Concern. If the Agreement(s) permit the Contractor to access the personal identifying information of any individual, the Contractor agrees to notify the District in advance of any contemplated transaction that would cause the Contractor to be disqualified from such access under Section 287.138 of the Florida Statutes. The Contractor agrees to furnish the District with an affidavit signed by an officer or representative of the Contractor under penalty of perjury at any time and upon request that the statements in this paragraph are true and correct.

24. **NO CONSIDERATION OF SOCIAL, POLITICAL, AND IDEOLOGICAL INTERESTS.** The Contractor acknowledges receipt of notice from the District of the provisions of Section 287.05701 of the Florida Statutes which prohibits local governments from giving preference to a prospective vendor and/or contractor based on the prospective contractor's social, political or ideological interests or requesting documentation from, or considering, a prospective contractor's social, political, or ideological interests when determining if the prospective contractor is a responsible vendor. The Contractor affirms and agrees that the District did not request any documentation about, or give any consideration to, the Contractor's social, political, or ideological interests in negotiating, awarding, and/or entering into the Agreement(s).

25. **PUBLIC ENTITY CRIMES; CONVICTED VENDOR LIST.** A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal and/or bid on a contract to provide any goods or services to a public entity, may not submit a proposal and/or bid on a contract with a public entity for construction or repair of a public building or public work, may not submit bids on leases of real property to public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, vendor or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. By executing the Agreement(s), the Contractor certifies that it is not on the convicted vendor list.

26. **HUMAN TRAFFICKING AFFIDAVIT.** Contractor shall be required to execute a *Human Trafficking Affidavit* simultaneously with and prior to providing the services hereunder.

27. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

28. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

29. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

30. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

31. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

32. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

33. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

34. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed to the parties at the addresses first listed above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

35. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

36. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Sarasota County, Florida.

37. **PUBLIC RECORDS.** The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records,

including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is JPWard & Associates, LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954)658-4900, OR BY EMAIL AT [JIMWARD@JPWARDASSOCIATES.COM](mailto:JIMWARD@JPWARDASSOCIATES.COM), OR BY REGULAR MAIL AT 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FLORIDA 33308.**

38. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

39. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

40. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the Parties execute this Agreement as set forth below.

**LT RANCH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_

☐ Chairperson

☐ Vice Chairperson

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**Exhibit A:      Scope of Services**

**Exhibit B:      Proposal Pricing**

**Exhibit C:      Other Forms**

**Exhibit D:      Maintenance Map**



**EXHIBIT A**

**SCOPE OF SERVICES**

## **SCOPE OF SERVICES**

### **PART 1**

#### **GENERAL LANDSCAPE MAINTENANCE**

**1) MOWING** – All grass areas will be mowed on the following schedule:

March 15 – NOVEMBER 1 – Once a week

NOVEMBER 1 – March 14 – Once every two weeks

This schedule estimates that there will be between 40 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass (or weeds within turf) be allowed to grow beyond a maximum height of four (4) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches, Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 ¼) inches & Zoysia at a height of one (1) to one and one half (1 ½) inches. Rotary Mowers are preferred for heights above one (1) inch. Do not remove more than 1/3 of the height of the leaf blade at anyone mowing. All blades shall be always kept sharp to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type of deck. Clippings may be left on the lawn if no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings MUST either be collected and removed by the CONTRACTOR OR be left to dry out on the lawn for no more than one day and then re-distributed across the lawn. And the mulching kit must be left in the “closed” position at all times, specifically when mowing pond banks and all parks. Additionally, when mowing pond banks, mowers must be used in a counter clock direction. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. Contractor will be responsible for line-trimming these areas during each mowing event. Contractor is to include in his proposal, all necessary equipment, protective clothing or any other gear necessary for crews to perform this work. No “extras” will be billed to the District. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR’S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of the District’s Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. Weekend work is permitted, when necessary, upon prior approval. Contractor will be required to maintain recreational trails within the preserves. This will include both shell rock, sidewalk and natural ground. Maintenance will include blowing-off trail, trimming of existing limbs or plants from protruding in trails, and weeding weeds within trail sections as needed.

**2) EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, trails, etc.) shall be vertically edged at every mowing event and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

**1) TREE AND SHRUB CARE** – All deciduous trees less than 15' in height shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees always appear neat. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include always maintaining a minimum of ten to fifteen (10-15) feet of clearance under all limbs depending on location and species of tree but shall vary according to DOT specs.) All moss hanging from trees (as well as all ball moss) shall be removed up to a height of 15' from **all trees** on an as-needed basis. However, during the dormant season, ALL Crape Myrtles shall have ALL mosses removed from the entire tree regardless of height. Crape Myrtles are not to be "hat racked" at any time. Pencil pruning is the preferred method of Crape Myrtle pruning and should be performed after threat of frost has passed. The initial removal of all Spanish and Ball Mosses shall be completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Skye Ranch. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, then another solution will need to be proposed and executed. Contractor will also be responsible to keep mulch always pulled away from the base of ALL landscape lights, not just after a mulching event. This is specific to LED with circuit boards in base.

AREAS WHERE WETLANDS ARE ADJACENT TO TURF AREAS (WHETHER ALONG ROADWAYS OR LAKE BANKS) CONTRACTOR IS RESPONSIBLE TO KEEP ALL WETLAND MATERIAL CUT BACK AT ALL TIMES AND NOT LET THIS MATERIAL REDUCE THE SIZE OF THE TURF AREA.

**3) WEEDS AND GRASSES** – All groundcover, turf areas, shrub beds & tree rings shall be kept reasonably free of weeds and grasses and be neatly always cultivated and maintained in an orderly fashion. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide.

**AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

**NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, ETC.)** the first offense will result in a VERBAL warning; the second offense will result in a second VERBAL warning and the Board of Supervisors for the District will be notified; the third offense may terminate this contract for cause at the District's discretion. contractor will be held responsible for the replacement of all turf damaged by the application or overspray of Herbicides (selective or non-selective).

The CONTRACTOR shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

**5) CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours, unless otherwise noted above. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

**6) REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

## **PART 2**

### **FERTILIZATION**

Any fertilizer ordinance in place for Sarasota County specifically banning fertilizers during a specific season(s), will be followed. It is required that those practices outlined in the GIBMP guidelines be followed. Highlights are listed below.

**NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF SARASOTA COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.**

For purposes of bidding and until a soil test is provided to indicate otherwise, all turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for south Florida turf: (per GIBMP guidelines and University of Florida IFAS Extension, south Florida is determined by anything south of a line running east-west from coast to coast through between Tampa & Vero Beach.)

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required immediately at no additional cost to owner. Fertilizer shall be swept/blown off all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR MISHANDLING OF FERTILIZER.** Fertilizer shall not be applied within ten (10) feet of the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

#### **SHRUB, TREE & GROUNDCOVER FERTILIZATION:**

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS MISHANDLING OF PRODUCT.**

#### **PALM FERTILIZATION:**

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy three times per year (February, May, October). 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

CONTRACTOR shall provide the DISTRICT with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting all rights to payment for the applications made without notification.

### **PART 3**

#### **PEST CONTROL**

**Insects and Disease in Turf** - Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections, the Contractor is responsible for the identification control of disease and insect damage including but not limited to scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for the chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

**Insects and Disease Control for Trees, Palms and Plants** - The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the District's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The District reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is not a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

**Fire Ant Control** - Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait. Contractor shall be responsible to knock down and spread-out soil once mounds are dead.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas designated as "District Landscape Area" on the Maintenance Exhibit. These areas are indicated with a dark green color. **UNLESS OTHERWISE DIRECTED, ONLY THOSE AREAS COVERED BY AUTOMATIC IRRIGATION ARE TO BE INCLUDED IN THIS NUMBER.** This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

#### **PART 4**

##### **IRRIGATION SYSTEM MONITORING AND MAINTENANCE**

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all the existing irrigation systems to date.

These inspections shall include:

##### **A. Irrigation Controllers**

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

##### **B. Water Sources**

1. Visual inspection of water source
2. Test automatic protection devices

##### **C. Irrigation Systems**

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean, raise, replace heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes



**EXHIBIT "B"**

**PROPOSAL PRICING**

## Pricing Sheet

### Skype Ranch Turner Park

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service Floratam		42	
Lawn Maintenance Service Bermuda		42	
Non-Selective Weed Control		12	
Fertilization		3	
Agronomic Scope		12	
Irrigation		12	
<b>Yearly Cost</b>			\$
<b>Monthly Cost</b>			\$

### Skype Ranch Lorraine Road CDD and Lake Banks

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service		42	
Bed Maintenance Services		6	
Trail Maintenance Services		24	
Bahai Maintenance Services		18	
Non-Selective Weed Control		1	
Fertilization		3	
Turf		4	
Beds		2	
Palms/Trees		2	
Pest Control		6	
Irrigation		12	
<b>Yearly Cost</b>			\$
<b>Monthly Cost</b>			\$

### Skype Ranch Luna Lane and Night Skye Ave CDD Common Areas

Function	Cost per Occurrence	Frequency	Cost per Year
Lawn Maintenance Service		42	
Bed Maintenance Services		6	
Non-Selective Weed Control		12	
Fertilization		3	
Turf		4	
Beds		2	
Palms/Trees		2	
Pest Control		6	
Irrigation		12	
<b>Yearly Cost</b>			\$
<b>Monthly Cost</b>			\$

<b><u>Skye Ranch Turner Park Playground/Tennis Courts and Dog Park</u></b>			
<b>Function</b>	<b>Cost per Occurrence</b>	<b>Frequency</b>	<b>Cost per Year</b>
Lawn Maintenance Service		42	
Bed Maintenance Services		6	
Non-Selective Weed Control		12	
Fertilization		3	
Turf		4	
Beds		2	
Palms/Trees		2	
Pest Control		6	
Irrigation		12	
<b><u>Yearly Cost</u></b>			<b>\$</b>
<b><u>Monthly Cost</u></b>			<b>\$</b>

<b><u>Skye Ranch Turner Park Ball Fields and commons surrounding</u></b>			
<b>Function</b>	<b>Cost per Occurrence</b>	<b>Frequency</b>	<b>Cost per Year</b>
Lawn Maintenance Service Floratam		42	
Lawn Maintenance Service Bermuda		69	
Bed Maintenance Services		6	
Bahai Maintenance Services		18	
Non-Selective Weed Control		12	
Fertilization	Separate form w/Breakdown	3	
Agronomic Scope		1	
Irrigation		12	
<b><u>Yearly Cost</u></b>			<b>\$</b>
<b><u>Monthly Cost</u></b>			<b>\$</b>

<b><u>Skye Ranch Lorraine Road CDD Extension</u></b>			
<b>Function</b>	<b>Cost per Occurrence</b>	<b>Frequency</b>	<b>Cost per Year</b>
Lawn Maintenance Service		42	
Bed Maintenance Services		6	
Bahai Maintenance Services		18	
Non-Selective Weed Control		12	
Fertilization		3	
Turf		4	
Beds		2	
Palms/Trees		2	
Pest Control		6	
Irrigation		12	
<b><u>Yearly Cost</u></b>			<b>\$</b>
<b><u>Monthly Cost</u></b>			<b>\$</b>

<b><u>Skye Ranch Greenway</u></b>			
<b>Function</b>	<b>Cost per Occurrence</b>	<b>Frequency</b>	<b>Cost per Year</b>
Bahai Maintenance Services		18	
<b><u>Yearly Cost</u></b>			<b>\$</b>
<b><u>Monthly Cost</u></b>			<b>\$</b>

<u>Skye Ranch Walking Trails</u>			
Function	Cost per Occurrence	Frequency	Cost per Year
Edging Sidewalk		12	
Bahai Lakes		18	
Blow off Trail		52	
Weed Spray Trail		12	
<b>Yearly Cost</b>			\$
<b>Monthly Cost</b>			\$
<b>Total Yearly Contract Price</b>			\$

**EXHIBIT "C"**

**OTHER FORMS**

**DAILY WORK JOURNAL**

**DATE:** \_\_\_\_\_

**DESCRIPTION OF WORK PERFORMED TODAY:** \_\_\_\_\_

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**LOCATIONS:** \_\_\_\_\_

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**ISSUES REQUIRING ATTENTION:** \_\_\_\_\_  
*(Please notify District Rep. if any)*

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**LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

**PEST MANAGEMENT REPORT**

**DATE:** \_\_\_\_\_

**SYMPTOMS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LOCATION:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PROBABLE CAUSE OF DAMAGE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ESTIMATED MATERIALS REQUIRED FOR TREATMENT:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CERTIFIED PESTICIDE APPLICATOR'S NAME:** \_\_\_\_\_

**REPRESENTATIVE NAME:** \_\_\_\_\_

**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)**



**LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

**IRRIGATION REPAIR REQUEST FORM**

**DATE:** \_\_\_\_\_

**DAMAGE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LOCATION:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PROBABLE CAUSE OF DAMAGE:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**IRRIGATION TECHNICIAN'S NAME:** \_\_\_\_\_

**REPRESENTATIVE NAME:** \_\_\_\_\_

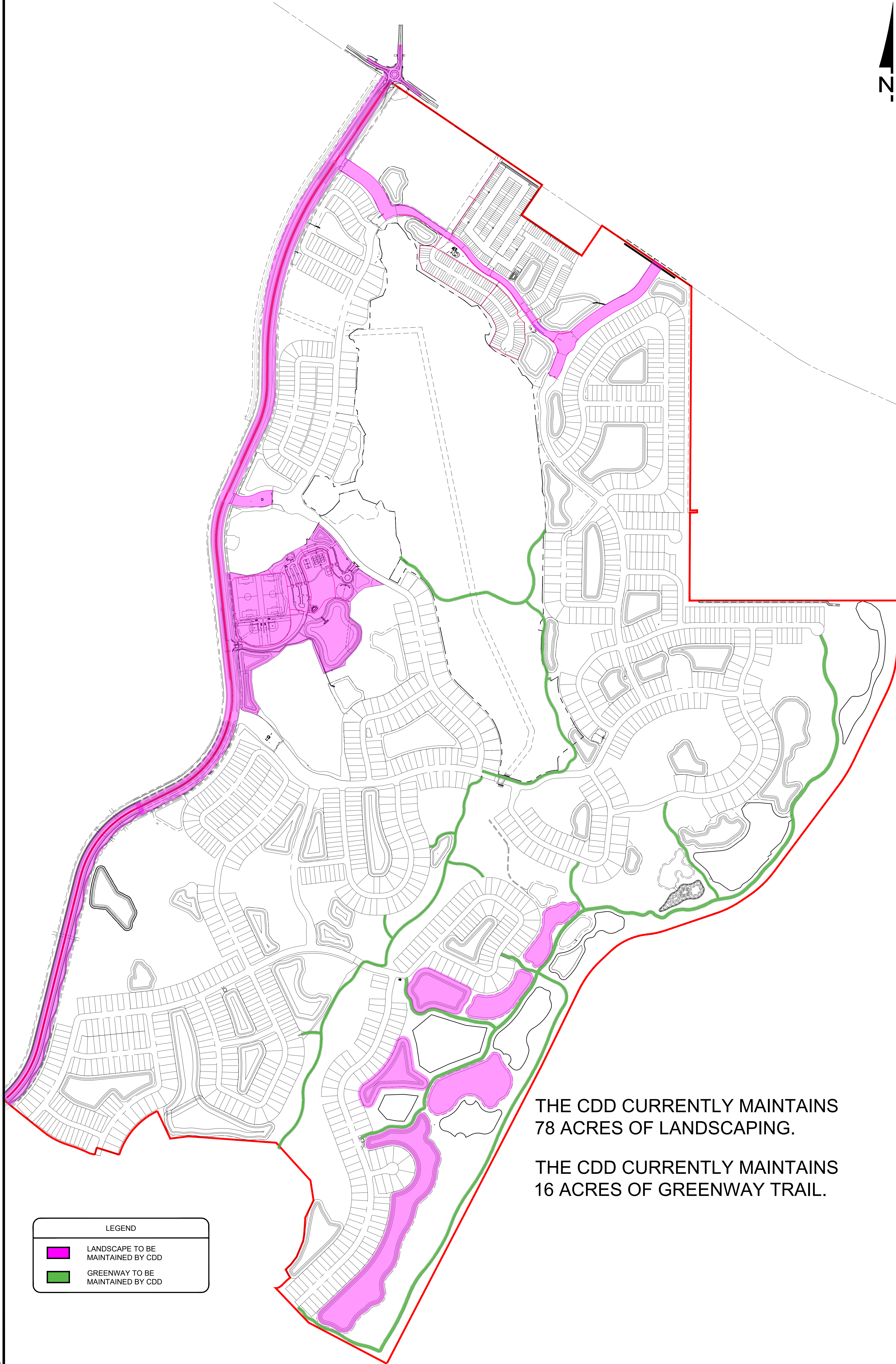
**(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)**



**EXHIBIT "D"**

**MAINTENANCE MAP**

*(Includes Phases: \_\_\_\_\_)*

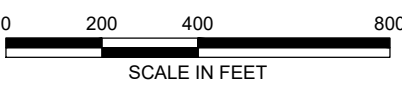




LEGEND	
	LANDSCAPE TO BE MAINTAINED BY CDD
	GREENWAY TO BE MAINTAINED BY CDD

THE CDD CURRENTLY MAINTAINS  
78 ACRES OF LANDSCAPING.

THE CDD CURRENTLY MAINTAINS  
16 ACRES OF GREENWAY TRAIL.



C:\Projects\386-05 (LT Ranch)\CDD\Drawings-Exhibits\386-05-10 CDD Ownership Map\Current Plans\38605E10.dwg  
4/11/2025 12:42:10 PM