ANABELLE ISLAND

Community Development District

AUGUST 19, 2026

AGENDA

Anabelle Island
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092

August 12, 2026

Board of Supervisors
Anabelle Island Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Anabelle Island Community Development District will be held on **Wednesday, August 19, 2026 at 2:00 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

I. Roll Call

II. Audience Comments *(regarding agenda items listed below)*

III. Consideration of Minutes of the July 15, 2026 Meeting

IV. Ratification of:
A. Variance Agreement for Fence Easement - Lot 161

B. Work Authorization with United Land Services for Sandridge Entrance Refresh and Irrigation Installation

V. Consideration of Resolution 2026-07, Adopting the Annual Meeting Schedule for Fiscal Year 2027

VI. Public Hearing Adopting the Budget for Fiscal Year 2027
A. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

B. Consideration of Resolution 2026-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

VII. Consideration of Budget Deficit Funding Agreement for Fiscal Year 2027

VIII. Consideration of Proposals Received in Response to the Landscape and Irrigation Maintenance RFP
A. Brightview

B. Ruppert

C. Sun State

D. United

E. Verdego

F. Yardnique

IX. Staff Reports
A. Attorney

B. Engineer - Discussion of Underdrain Project

C. Manager - Discussion of Fiscal Year 2027 Goals and Objectives

D. Operations Manager

X. Supervisors Requests

XI. Audience Comments

XII. Financial Reports
A. Balance Sheet and Statement of Revenues & Expenditures

B. Assessment Receipts Schedule

C. Approval of Check Register

XIII. Ratification of Funding Request No. 33

XIV. Next Scheduled Meeting – September 16, 2026 @ 2:00 p.m.

XV. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Anabelle Island Community Development District was held on Wednesday, **July 15, 2026,** at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum:

Darren Gowens	Chairman
Sarah Milner	Vice Chairperson
Rose Bock	Assistant Secretary

Also present were:

Marilee Giles	District Manager, GMS
Lindsay Moczynski *by phone*	District Counsel, Kilinski Van Wyk
Glen Wieger *by phone*	District Engineer, Live Oak Engineering
Freddie Oca	GMS
Jay Soriano	GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Giles called the meeting to order at 2:00 p.m. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS **Audience Comments**

Ms. Giles opened the public comment period for agenda items only and asked that comments be kept to three minutes. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the June 17, 2026 Meeting**

Ms. Giles presented the minutes from the June 17, 2026 meeting and asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Minutes of the June 17, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Fence Application – 2652 Black Mountain Way**

Ms. Giles reviewed a fence application for 2652 Black Mountain Way. The District Engineer objected to the fence as originally submitted because it would run directly over a drainage pipe and easement, and staff noted a separate ten-foot maintenance easement along the rear of the property that must remain clear for pond-access equipment. After discussion, the Board agreed the fence could be installed along the full rear property line at the top of bank rather than a fixed survey line pending on-site verification by District Staff, since that boundary can shift over time, but that on the right side the homeowner would need to move the fence back ten feet, clear of the drainage easement. Ms. Moczynski asked that staff first obtain exact site measurements so the written approval to the homeowner and HOA can specify the required setback.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Approving the Top of the Bank in the Rear pending on-site verification and Along the Side with a 10 ft. Variance and Authorizing Staff to Work with Resident, was approved.

FIFTH ORDER OF BUSINESS **Ratification of Agreement with Governmental Management Services for Fiscal Year 2027 Management Services**

Ms. Giles presented the agreement with GMS for Fiscal Year 2027 management services, previously approved between meetings and consistent with the adopted budget.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Agreement with Governmental Management Services for Fiscal Year 2027 Management Services, was approved.

SIXTH ORDER OF BUSINESS **Discussion of Fiscal Year 2027 Approved Budget**

The Board discussed the approved Fiscal Year 2027 budget ahead of the public hearing scheduled for the August 19, 2026 meeting. Ms. Giles noted the only change since the Board last

reviewed the budget was updating the actuals column through June 30, and that resident assessments remain flat due to developer contributions. The Board considered shifting the August 19th meeting start time from 2:00 p.m. to 3:00 p.m. to accommodate a scheduling conflict, but Ms. Moczynski advised that while the regular meeting could be re-noticed on short notice, the budget public hearing requires additional notice and District Staff confirmed there was not enough time to re-notice it. The Board decided to keep the meeting at 2:00 p.m. as already noticed and to place the public hearing item later in the agenda to allow the supervisor additional time to arrive.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Moczynski gave a brief legislative update. She noted that a new law allowing recall of certain District officers took effect July 1st but does not apply to this District, since it applies only to officers elected by qualified electors rather than landowners. A new requirement that Districts accept electronic payments takes effect January 1, 2027. A new law permits attorney-client "shade" sessions for property-rights claims. Proposed increases to the sovereign immunity caps and a task force on micro-mobility devices (e-bikes) were both vetoed by the Governor. Supervisors were reminded they have until December 31st to complete their four hours of ethics training.

B. Engineer – Discussion of Underdrain Project

Mr. Wieger reported that the underdrain permit submittal remains under review, with no update yet from KB/Alliance, and that repairs to drainage issues previously raised by residents are expected once work is mobilized for the underdrain project; no firm start date has been provided, though work could begin promptly once District and county permits are issued.

C. Manager

Ms. Giles thanked the Board for timely filing their Form 1 disclosures and reminded Supervisors of the ethics training deadline.

D. Operations Manager

Mr. Soriano reported that of nine landscaping vendors invited to bid under the current RFP, seven attended the non-mandatory walkthrough; a written addendum addressing pre-bid questions was going out, with final questions due the following Friday, vendor responses due a week later,

and a comparison of proposals to be delivered to the Board ahead of the August 19th meeting. He also reported that pressure washing was largely complete, with a few remaining mildew-affected areas to finish and a couple of storm-damaged signs to repair.

EIGHTH ORDER OF BUSINESS Supervisors Requests

Ms. Giles asked for any Supervisors requests. There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Audience Comments

Ms. Giles asked for any audience comments and asked that they be kept to three minutes.

Resident asked whether trees removed the prior year near the underdrain area and rough pavement on Windsor Lakes Way were tied to the pending underdrain project; staff confirmed both are related and that the road surface should be corrected once a final asphalt lift is applied and confirmed that the developer is responsible for that cost.

A resident asked about removal of construction silt fencing along Windsor Lakes Way, which staff said would not occur until nearby development phases are closer to completion, and about timing of the landscaping contract award, noting the Board is not required to award immediately and that the current contract runs through the fiscal year ending September 30th.

A resident asked about the status of dead or damaged trees, which staff is addressing differently depending on whether they fall under a builder warranty or are in common areas. Resident raised concerns about responsibility for driveway staining and for removing and reinstalling his fence in connection with upcoming underdrain work near his property.

TENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures
B. Assessment Receipts Schedule
C. Approval of Check Register

Ms. Giles presented the financial reports dated as of June 30, 2026 followed by the assessment receipt schedule reporting that they are 100% collected. She then presented the check register totaling $26,434.88 reporting no unusual variances. There were no Board questions and there was a motion of approval.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the Check Register, was approved.

ELEVENTH ORDER OF BUSINESS Ratification of Funding Request No. 31

Ms. Giles reviewed Funding Request No. 31, covering payments to P3 Services, the Clay County Environmental Fund, GMS, Harvey Pest Management, and Kilinski Van Wyk totaling $6,779.70.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, Funding Request No. 31, was ratified.

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday August 19, 2026 @ 2:00 p.m.

Ms. Giles stated the next meeting is scheduled for August 19, 2026, at 2:00 at the same location.

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Giles asked for a motion to adjourn the meeting.

On MOTION by Mr. Gowens, seconded by Ms. Milner, with all in favor, the meeting was adjourned.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.

CFN # 2026037419, OR BK: 5070 PG: 1897, Pages 1 / 12, Recorded 7/28/2026 3:16 PM, Doc: AG
TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL Rec: $103.50 Doc M: $0.35
Deputy Clerk HAMPSHIRET

After recording, please return to:
Anabelle Island Community Development District
c/o Governmental Management Services, L.L.C.
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Parcel Identification No.: 39-05-25-010097-011-61

VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT EASEMENT

This Variance Agreement for Installation of Improvements within Anabelle Island Community Development District Easement ("**Agreement**") is made effective as of the 8th day of July 2026, by and among Hugo Matiz and Adriana Matiz ("**Owner**") residing at 2624 Eden Oaks Cove, Green Cove Springs, Florida 32043, and the Anabelle Island Community Development District ("**District**"), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot 161, according to the plat ("**Plat**") titled *Anabelle Island Phases 1A and 1B*, recorded in Plat Book 68, Page(s) 1 through 18, in the Public Records of Clay County, Florida ("**Property**"); and

WHEREAS, Owner has erected certain improvements described and limited to a fence ("**Improvement**") within a District drainage easement ("**Easement**") located on Lot 161 ("**Easement Area**"), as shown on the Plat and the plans attached hereto as **Exhibit A**; and

WHEREAS, due to the District's legal interests in the Easement, among other reasons, Owner requires the District's consent before constructing the Improvement within the Easement Area; and

WHEREAS, the District has agreed to consent to the installation of the Improvement within the Easement Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of **Fifty-Two Dollars and Fifty Cents ($52.50)** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **Easement for Improvement Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvement limited to that which is described herein and no other, on the Easement Area in conformance with the plans attached hereto as **Exhibit A**.

3. **Owner Responsibilities.** The Owner has the following responsibilities:

   a. The Owner shall be fully responsible for the installation and maintenance of the Improvement.

   b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvement are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

c. The District, by entering into this Agreement, does not represent or warrant that the District has authority to provide all necessary approvals for the installation of the Improvement. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of any applicable homeowners' association as well as any other necessary legal interests and approvals).

d. The Owner shall ensure that the installation and maintenance of the Improvement does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option, within thirty (30) days of written notice from the District.

e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement, and Owner acknowledges that the District's use and maintenance rights shall take precedence over Owner's rights granted herein. For example, if the Improvement includes a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvement shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall, at Owner's sole expense, engage a licensed and insured professional contractor to locate and mark any existing improvements and/or utilities prior to installation of the Improvement and shall provide written documentation of such marking to the District prior to beginning any work.

f. Upon completion of the installation, the Improvement will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvement and agrees to maintain the Improvement in good condition.

g. Additionally, the Owner shall keep the Easement Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. **Removal and/or Replacement of Improvement**. The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District, to the fullest extent permitted by Florida law. Owner further acknowledges that, although the District will attempt to provide reasonable notice, the District may remove all, or any portion or portions, of the Improvements, without notice, installed upon the Easement Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

5. **Indemnification**. Owner agrees to indemnify, defend and hold harmless Clay County, the St. Johns River Water Management District, and the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages, expenses, attorney's fees, costs, and claims of any kind or nature resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder, including but not limited to any claims related to property damage, personal injury, or death.

6. **Covenants Run with the Land**. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. **Sovereign Immunity.** 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 be construed to extend the District's liability beyond the limits established in Section 768.28, *Florida Statutes*, 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.

8. **Default.** A default by either party under this Agreement – including but not limited to Owner's failure to meet its obligations under Section 3 above – shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.

9. **Attorney's Fees & Costs.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

10. **Counterparts**. This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Witnesses:

By: _____

DANIELA MARTINEZ
Print Name

20301 W COUNTRY CLUB DR
AVENTURA, FL 33180
Address

By: _____

NICOLAS MATIZ
Print Name

20301 W COUNTRY CLUB DR.
AVENTURA FL 33180
Address

By: _____
Name: HUGO MATIZ
Title: OWNER

By: _____
Name: ADRIANA MATIZ
Title: OWNER

STATE OF FLORIDA)
COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 8 day of JULY, 2026, by HUGO MATIZ and ADRIANA MATIZ. The person ☑ is personally known to me or ☐ produced _____ as identification.

DAVID RIVERA SR
Notary Public - State of Florida
Commission # HH 719969
My Comm. Expires Sep 15, 2029
Bonded through National Notary Assn.

_____
NOTARY PUBLIC

David Rivera
(Print, Type or Stamp Commissioned Name of Notary Public)

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW]

[SIGNATURE PAGE TO VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT EASEMENT]

Witnesses:

By: Michelle Smith

MICHELLE SMITH
Print Name

10475 FORTUNE PKWY #100, JACKSONVILLE, FL 32256
Address

By: S Gilbert

Print Name

10475 Fortune Pkwy Jax 32256
Address

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

By: DARREN GOWENS
Chair/Vice Chair, Board of Supervisors

STATE OF FLORIDA)
COUNTY OF Duval)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of July 2026, by Darren Gowens, as Chair/Vice Chair of the Board of Supervisors of the Anabelle Island Community Development District, on behalf of said district. The person ☒ is personally known to me or ☐ produced _____ as identification.

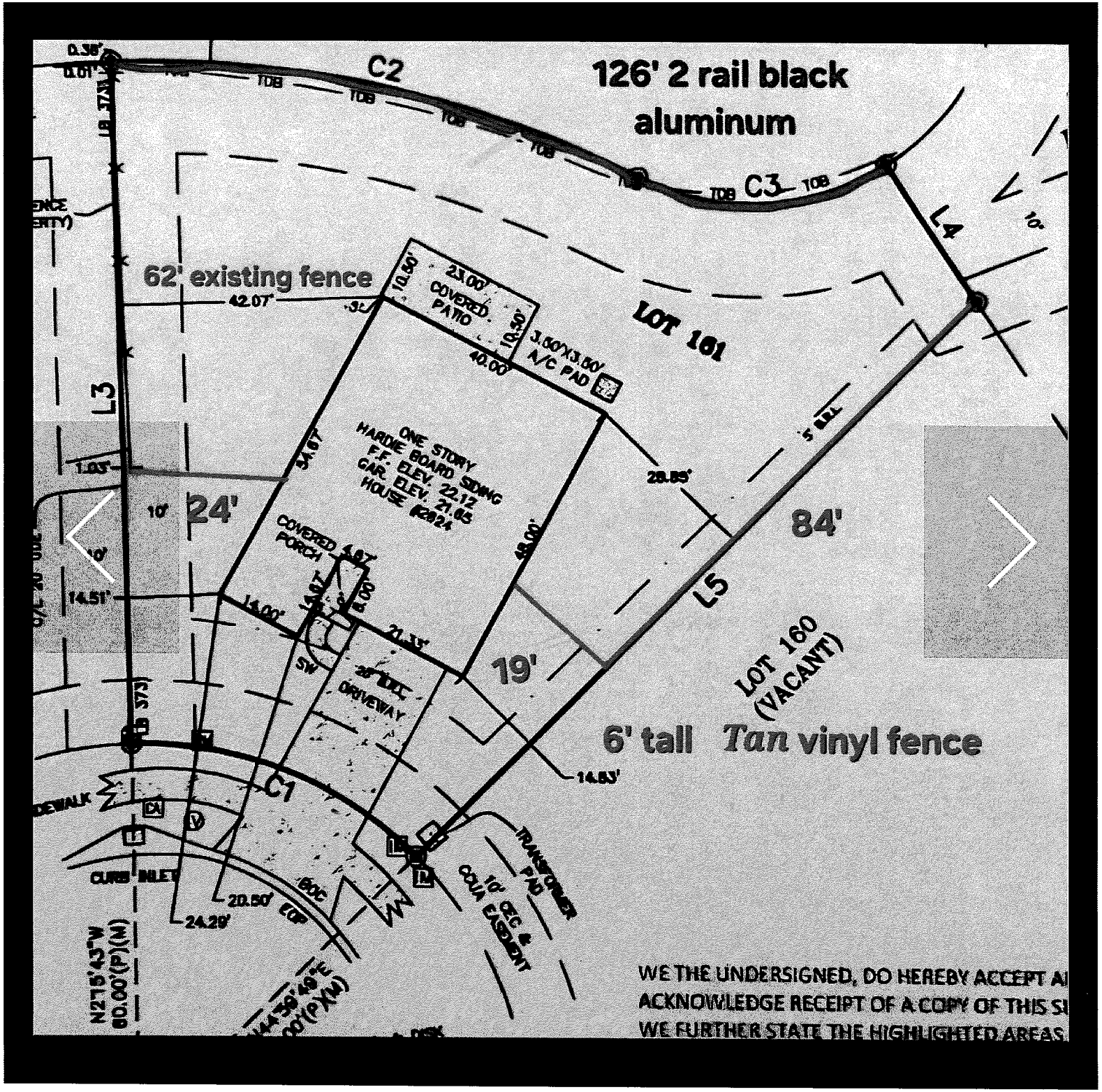
NOTARY PUBLIC

SANDRA GILBERT
MY COMMISSION # HH 606967
EXPIRES: February 25, 2029

(Print, Type or Stamp Commissioned Name of Notary Public)

[*END OF SIGNATURE PAGES*]

Exhibit A: Plans



BK: 5070 PG: 1902

B.

Docusign Envelope ID: 5B1A62A4-1BBB-850E-80A4-CAD0C169338D

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
ADDITIONAL WORK AUTHORIZATION

THIS WORK AUTHORIZATION ("**Work Authorization**"), dated August 7th, 2026, authorizes certain work in accordance with that certain *Agreement Between the Anabelle Island Community Development District and Florida ULS Operating, LLC dba United Land Services, LLC for Landscape and Irrigation Maintenance Services*, dated October 1, 2023, as amended ("**Agreement**"), by and between:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located within the Clay County, Florida, with a mailing address of c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

FLORIDA ULS OPERATING LLC, Delaware limited liability company, **D/B/A UNITED LAND SERVICES**, and authorized to do business in Florida, with a mailing address of 12276 San Jose Boulevard, Suite 747, Jacksonville, FL 32223 (the "C**ontractor**" and, together with the District, the "**Parties**").

SECTION 1. SCOPE OF WORK. In addition to the services described in the Agreement and any exhibits and amendments thereto, Contractor will provide the additional work described in the proposal(s) listed below, and attached as **Composite Attachment A** to this Work Authorization ("**Additional Work**"):

Proposal Date/Number	Services	Compensation
#228152 dated 7/15/2026	Sandridge Entrance Refresh	$11,500.00
#230230 dated 7/15/2026	Irrigation Install - Sandridge	$2,525.00
TOTAL		**$14,025.00**

SECTION 2. COMPENSATION. The District agrees to compensate Contractor for the Additional Work in the total amounts listed herein and in accordance with any unit pricing set forth in the proposal(s) at **Composite Attachment A**. Contractor shall invoice the District, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize Contractor to complete the Additional Work as outlined above in addition to the Services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work authorization, remain in full force and effect, including applicable warranties. To the extent that any other terms provided in **Composite Attachment A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

FLORIDA ULS OPERATING, LLC

Signed by:
Derek Allen
7B8DEBAC6603449...
Signature

Derek Allen
Print Name

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Darren Gowens
4C4809A4092E42F...
Signature

Darren Gowens
Print Name

Composite Exhibit A: Scope of Services

Docusign Envelope ID: 5B1A62A4-1BBB-850E-80A4-CAD0C169338D

COMPOSITE EXHIBIT A: Scope of Services

UNITED Land Services

Proposal #228152

Date: 7/15/2026

PO #

Derek Allen

Customer:

Marilee Giles

Property:

Anabelle Island CDD Landscape Maintenance 2024 (JXM)
2409 Dallas Crk Ln
Green Cove Springs, FL 32043

Sandridge Entrance Refresh

Proposal is to refresh and revitalize the Sandridge entrance of the community following the completion of construction activity in the area. With construction now finished, the entrance presents an opportunity to restore and enhance its appearance to a standard befitting the community it represents.

This refresh aims to address any wear, damage, or aesthetic decline that occurred during the construction period, while also improving the overall first impression the entrance makes on residents and visitors alike. Proposed improvements include site preparation and landscaping restoration.

Proposal pricing is valid for first 30 days upon receiving.

Sandridge Entrance Refresh				**$11,500.00**
Items	**Quantity**	**Unit**	**Price/Unit**	**Price**
Site Prep				**$1,523.56**
Demo / Debris Removal / Site Prep	24.00	Hr	$48.76	$1,170.29
Roll Off Dumpster 20yrd	1.00	ea	$650.00	$650.00
Material Delivery/Installation				**$9,976.44**
Rose Red Knockout	8.00	7 gal	$35.50	$284.00
Duranta 'Goldmound'	140.00	3 gal	$14.50	$2,030.00
Drift Rose	30.00	3 gal	$24.00	$720.00
St Augustine Sod (Pallet)	13.00	Pallet	$260.00	$3,380.00
Mulch Mini 3 cf Pallets	7.00	Pallet	$275.00	$1,925.00
Labor - JAX Enhancements	51.60	Hr	$69.39	$3,580.53
			PROJECT TOTAL:	**$11,500.00**

Docusign Envelope ID: 5B1A62A4-1BBB-850E-80A4-CAD0C169338D

UNITED Land Services

Proposal #230230

Date: 7/15/2026

PO #

Kevin Philippi

Customer:

Marilee Giles

Property:

Anabelle Island CDD Landscape Maintenance 2024 (JXM)
2409 Dallas Crk Ln
Green Cove Springs, FL 32043

Anabelle Irrigation Install Sand Ridge side from roadwork

This Proposal is for Re installing the front entry from Roadway work.

We have to install the end of a spray and rotor zone on entry side entrance.

We have to install the end of a spray and rotor zone on exit side entrance.

Also Re installing the end of the center island with drip and bubblers as needed.

We will be reinstalling the 2 zones along sidewalk and tying in the beds as well

Anabelle Irrigation Install Sand Ridge side from roadwork				**$2,525.00**
Items	**Quantity**	**Unit**	**Price/Unit**	**Price**
Irrigation Repair				**$2,525.00**
Adding 2 Zones back down the entry to cover new sod and existing plant and tree materia;	2.00	Dollars	$1,034.00	$2,068.00
Install Hunter EZ decoders to zones being added	2.00	ea	$322.18	$644.36
Re-install Drip and bubblers for middle island	1.00	ea	$422.36	$422.36
Re-install Spray Zone and Rotor zone on exit side Entry	1.00	ea	$588.54	$588.54
Re-install Spray Zone and Rotor zone on entrance side of entry	1.00	ea	$588.54	$588.54
			PROJECT TOTAL:	**$2,525.00**

FIFTH ORDER OF BUSINESS

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Anabelle Island Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Clay County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"), attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of August 2026.

ATTEST:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS AND WORKSHOPS FOR FISCAL YEAR 2027

The Board of Supervisors ("Board") of the Anabelle Island Community Development District ("District") will hold their regular meetings for Fiscal Year 2027 at **2:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065,** on the third Wednesday day of every month, unless otherwise indicated, as follows:

October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027

The meetings and workshop are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings and workshop may be obtained by contacting the District Manager, c/o Governmental Management Services – North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by phone at (904) 940-5850 (the "District Manager's Office"), or may be obtained on the District's website at https://www.anabelleislandcdd.com.

There may be occasions when one or more Board Supervisors or District staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at (904) 940-5850, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Marilee Giles
District Manager

SIXTH ORDER OF BUSINESS

Anabelle Island

Community Development District

Approved Budget
FY 2027

Presented by:

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10	Assessment Schedule

Anabelle Island

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	$ 277,488	$ 278,072	$ -	$ 278,072	$ 277,488
Developer Contribution	150,838	60,245	124,061	184,306	212,974
Interest income	500	1,351	100	1,451	500
Other Income	-	473	-	473	-
TOTAL REVENUES	**$ 428,826**	**$ 340,140**	**$ 124,161**	**$ 464,301**	**$ 490,962**
EXPENDITURES:					
Administrative					
Supervisors Fees	$ 6,000	$ 1,400	$ 400	$ 1,800	$ 6,000
FICA Taxes	459	107	31	138	459
Engineering	5,000	11,226	3,000	14,226	10,000
Attorney	35,000	34,235	14,500	48,735	46,000
Arbitrage Rebate	700	1,800	-	1,800	450
Assessment Roll Administration	5,899	5,899	-	5,899	6,253
Dissemination Agent	4,129	3,441	688	4,129	4,377
Annual Audit	5,800	5,800	-	5,800	5,900
Trustee Fees	5,200	5,230	-	5,230	5,720
Management Fees	55,745	46,454	9,290	55,745	59,089
Website Maintenance	1,260	1,050	210	1,260	1,336
Information Technology	1,890	1,575	315	1,890	2,003
Telephone	300	269	31	300	300
Postage	500	890	450	1,340	1,000
Insurance General Liability	6,729	6,340	-	6,340	6,974
Printing	500	692	200	892	500
Legal Advertising	2,500	388	1,500	1,888	2,500
Other Current Charges	700	620	450	1,070	1,000
Office Supplies	100	3	97	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 138,586**	**$ 127,594**	**$ 31,162**	**$ 158,756**	**$ 160,136**
Operations & Maintenance					
Ground Maintenance					
Electric	$ 3,000	$ 1,662	$ 1,700	$ 3,362	$ 2,780
Reclaimed Water	18,000	12,338	11,000	23,338	21,520
Repairs & Maintenance	5,000	4,954	46	5,000	5,000
Field Operations Management	15,000	12,500	2,500	15,000	18,000
Landscape - Contract	118,520	83,670	16,734	100,404	122,074
Landscape - Contingency	10,000	18,123	10,000	28,123	25,000
Lake Maintenance	11,040	9,200	1,840	11,040	11,040
Irrigation Repairs	10,000	8,491	1,509	10,000	10,000
TOTAL GROUND MAINTENANCE	**$ 190,560**	**$ 150,937**	**$ 45,329**	**$ 196,266**	**$ 215,414**

Anabelle Island
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Amenity Center					
Insurance	$ 11,840	$ 18,386	$ -	$ 18,386	$ 17,467
Facility Attendant	-	-	-	-	5,000
Internet	1,000	-	1,000	1,000	1,000
Electric	9,000	10,644	7,000	17,644	13,450
Water & Sewer/Irrigation	7,500	5,388	3,500	8,888	5,410
Refuse Service	2,000	2,025	422	2,447	2,120
Access Cards	2,000	-	2,000	2,000	2,000
Janitorial Maintenance	12,840	10,700	2,140	12,840	13,610
Janitorial Supplies	4,000	-	2,000	2,000	4,000
Pool Maintenance	16,050	13,375	2,675	16,050	17,013
Pool Chemicals	10,700	8,923	1,777	10,700	11,342
Pool Permit	500	-	500	500	500
Facility Maintenance	7,500	3,144	4,356	7,500	8,300
Repairs & Maintenance	10,000	-	5,000	5,000	10,000
Special Events	2,000	-	2,000	2,000	2,000
Holiday Decorations	1,000	-	1,000	1,000	1,000
Office Supplies	200	-	200	200	200
Pest Control	1,550	745	380	1,125	1,000
TOTAL AMENITY CENTER	**$ 99,680**	**$ 73,330**	**$ 35,950**	**$ 109,280**	**$ 115,412**
TOTAL EXPENDITURES	**$ 428,826**	**$ 351,861**	**$ 112,440**	**$ 464,301**	**$ 490,962**
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ (11,721)**	**$ 11,721**	**$ -**	**$ -**

Anabelle Island

Community Development District

Budget Narrative

Fiscal Year 2027

REVENUES

Special Assessments
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year. The assessments will be collected by the Clay County Tax Collectors Office.

Developer Contribution
The District will collect from the Developer for unplatted lots of the District.

Interest
The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees
Chapter 190, The Florida Statutes, allows each Board member to receive $200 per meeting not to exceed $4,800 per year per supervisor for the time devoted to District business and meetings.

FICA Taxes
Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

Engineering
The District will be providing general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review invoices, etc.

Attorney
The District's legal counsel, Kilinski Van Wyk, PLLC, will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review of operating & maintenance contracts, etc.

Arbitrage Rebate
The District is required to annually have an arbitrage rebate calculation on the District's Series 2022 Special Assessment Revenue Bonds. American Municipal Tax-Exempt Compliance Corp. (AMTEC) serves as the District's tax compliance agent.

Assessment Roll Administration
The District has contracted with Governmental Management Services, LLC for the certification and collection of the District's annual maintenance and debt service assessments. Assessments on platted lots are collected by agreement with Clay County, while unplatted assessments may be collected directly by the District and/or by the County Tax Collector.

Dissemination Agent
The District has contracted with GMS, LLC to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Securities and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	$ 365	$ 4,377

Annual Audit
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm, Grau and Associates. The budgeted amount for the fiscal year is based on contracted fees from the previous year's engagement plus an anticipated increase.

Trustee Fees
The District bonds will be held and administered by a US Bank Trustee. This represents the trustee annual fee.

Management Fees
The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology
Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance
Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone
Internet and Wi-Fi service for Office.

Postage and Delivery
Actual postage and/or freight used for District mailings, including agenda packages, vendor checks, budgets, audit reports, and other correspondence.

Anabelle Island

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures - Administrative (continued)

Insurance General Liability
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium.

Printing
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Dues, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce for $175.

Expenditures – Ground Maintenance

Electric
Clay Electric provides electric services for the District. The cost of electric is associated with the following accounts:

Location	Meter #	Monthly	Annual
2504 Block Island Pkwy	9259178	$ 120	$ 1,440
2942 Windsor Lakes Way	9259179	70	840
Contingency			500
	Total	**$ 190**	**$ 2,780**

Reclaimed Water
Cost of reclaimed irrigation service from Clay County Utility Authority used by the district. The District has the following meters:

Location	Meter #	Monthly	Annual
2719 Windsor Lake	A00052464	$ 80	$ 960
2946 Windsor Lakes Way	A00052466	500	6,000
2750 Windsor Lakes Way	A00052463	60	720
2997 Monroe Lakes Terrace	A00059121	60	720
2523 Block Island Parkway	A00059123	950	11,400
2371 Dallas Creek Lane	A00061593	60	720
Contingency			1,000
	Total	**$ 1,710**	**$ 21,520**

Repairs & Maintenance
Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Field Operations Management
The District is contracted with Governmental Management Services, LLC to provide onsite field management of contracts for District services such as landscape and lake maintenance. Services include weekly site inspections, meetings with contractors, monitoring of utility accounts, attending Board meetings, and receiving and responding to property owner phone calls and emails.

Vendor	Description	Monthly	Annual
GMS, LLC	Management Fees	$ 1,500	$ 18,000

Landscape - Contract
The District is contracted with United Land Services (ULS Operating, LLC) to maintain the common areas of the District, including tree removals, tree trimmings, additional mulching, and new projects and replacements.

Service	Monthly	Annual
Phase IA	$ 3,103	$ 37,236
Phase IB	4,298	51,576
Amenity Center	1,220	14,640
Mulch		18,622
Total	**$ 8,621**	**$ 122,074**

Expenditures – Ground Maintenance (continued)

Landscape - Contingency
Estimated costs for other landscape maintenance incurred by the District.

Lake Maintenance
The District is under contract with The Lake Doctors, Inc. for the maintenance of the 12 ponds at the District.

Irrigation Repairs
Estimated miscellaneous irrigation maintenance and repair costs.

Expenditures – Amenity Center

Insurance
The District's property insurance policy is with Florida Insurance Alliance (FIA), which specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Facility Attendant
The District has contracted with GMS, LLC to provide community facility staff for the Amenity Center to greet patrons, provide facility tours, issue access cards, and enforce policies.

Internet
Estimated costs for Internet service at the Amenity Center.

Electric
Clay Electric provides electric services for the District. The cost of electric is associated with the following accounts:

Location	Meter #	Monthly	Annual
2355 Dallas Creek Ln	9259177	$ 1,100	$ 13,200
Contingency			250
	Total		**$ 13,450**

Water & Sewer/Irrigation
Estimated costs for water, sewer, and irrigation services provided to the District.

Location	Meter #	Monthly	Annual
2355 Dallas Creek Ln Amenity Cntr	A00060740	$ 350	$ 4,200
2355 Dallas Creek Irrigation	A00060741	80	960
Contingency			250
	Total	**$ 430**	**$ 5,410**

Refuse Service
The cost for refuse removal service provided by GMS, LLC.

Access Cards
Entry cards are issued to all CDD residents for facility access.

Janitorial Maintenance
Estimated costs for janitorial services for the Amenity Center.

Janitorial Supplies
Estimated costs for janitorial supplies for the Amenity Center.

Pool Maintenance
Estimated cost to maintain the Amenity Center swimming pools.

Pool Chemicals
The District will contract with GMS, LLC to provide chemicals necessary for the maintenance of the Amenity Center swimming pool.

Pool Permit
Represents Permit Fees paid to the Department of Health for the swimming pool.

Facility Maintenance
The District has contracted with GMS, LLC for the administration of maintenance contracts for swimming pools, landscapes, and lakes, as well as for reservation services for District facilities and maintenance of the recreation access system.

Repairs & Maintenance
Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year.

Special Events
Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations
Represents estimated costs for the District to decorate the Amenity Center for the holidays.

Office Supplies
Office supplies for the Amenity Center.

Pest Control
The district has contracted with Harvey Pest Management for monthly pest control services and termites services.

Anabelle Island

Community Development District

Approved Budget

Debt Service Series 2022 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments	$ 346,860	$ 347,590	$ -	$ 347,590	$ 346,860
Interest Earnings	2,000	11,605	500	12,105	5,000
Carry Forward Surplus [1]	152,928	154,161	-	154,161	166,507
TOTAL REVENUES	**$ 501,788**	**$ 513,357**	**$ 500**	**$ 513,857**	**$ 518,367**
EXPENDITURES:					
Interest Expense 11/1	$ 106,175	$ 106,175	$ -	$ 106,175	$ 104,353
Interest Expense 5/1	106,175	106,175	-	106,175	104,353
Principal Expense 5/1	135,000	135,000	-	135,000	140,000
TOTAL EXPENDITURES	**$ 347,350**	**$ 347,350**	**$ -**	**$ 347,350**	**$ 348,705**
Other Sources/(Uses)					
Interfund transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 347,350**	**$ 347,350**	**$ -**	**$ 347,350**	**$ 348,705**
EXCESS REVENUES (EXPENDITURES)	**$ 154,438**	**$ 166,007**	**$ 500**	**$ 166,507**	**$ 169,662**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $ 102,463

Anabelle Island

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2022 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	5,675,000	2.700%		104,353	
05/01/27	5,675,000	2.700%	140,000	104,353	348,705.00
11/01/27	5,535,000	2.700%		102,463	
05/01/28	5,535,000	3.100%	140,000	102,463	344,925.00
11/01/28	5,395,000	3.100%		100,293	
05/01/29	5,395,000	3.100%	145,000	100,293	345,585.00
11/01/29	5,250,000	3.100%		98,045	
05/01/30	5,250,000	3.100%	150,000	98,045	346,090.00
11/01/30	5,100,000	3.100%		95,720	
05/01/31	5,100,000	3.100%	155,000	95,720	346,440.00
11/01/31	4,945,000	3.100%		93,318	
05/01/32	4,945,000	3.100%	160,000	93,318	346,635.00
11/01/32	4,785,000	3.100%		90,838	
05/01/33	4,785,000	3.500%	165,000	90,838	346,675.00
11/01/33	4,620,000	3.500%		87,950	
05/01/34	4,620,000	3.500%	170,000	87,950	345,900.00
11/01/34	4,450,000	3.500%		84,975	
05/01/35	4,450,000	3.500%	180,000	84,975	349,950.00
11/01/35	4,270,000	3.500%		81,825	
05/01/36	4,270,000	3.500%	185,000	81,825	348,650.00
11/01/36	4,085,000	3.500%		78,588	
05/01/37	4,085,000	3.500%	190,000	78,588	347,175.00
11/01/37	3,895,000	3.500%		75,263	
05/01/38	3,895,000	3.500%	195,000	75,263	345,525.00
11/01/38	3,700,000	3.500%		71,850	
05/01/39	3,700,000	3.500%	205,000	71,850	348,700.00
11/01/39	3,495,000	3.500%		68,263	
05/01/40	3,495,000	3.500%	210,000	68,263	346,525.00
11/01/40	3,285,000	3.500%		64,588	
05/01/41	3,285,000	3.500%	220,000	64,588	349,175.00
11/01/41	3,065,000	3.500%		60,738	
05/01/42	3,065,000	3.500%	225,000	60,738	346,475.00
11/01/42	2,840,000	3.500%		56,800	
05/01/43	2,840,000	4.000%	235,000	56,800	348,600.00
11/01/43	2,605,000	4.000%		52,100	
05/01/44	2,605,000	4.000%	245,000	52,100	349,200.00
11/01/44	2,360,000	4.000%		47,200	
05/01/45	2,360,000	4.000%	255,000	47,200	349,400.00
11/01/45	2,105,000	4.000%		42,100	
05/01/46	2,105,000	4.000%	265,000	42,100	349,200.00
11/01/46	1,840,000	4.000%		36,800	
05/01/47	1,840,000	4.000%	275,000	36,800	348,600.00
11/01/47	1,565,000	4.000%		31,300	
05/01/48	1,565,000	4.000%	290,000	31,300	352,600.00
11/01/48	1,275,000	4.000%		25,500	
05/01/49	1,275,000	4.000%	300,000	25,500	351,000.00
11/01/49	975,000	4.000%		19,500	
05/01/50	975,000	4.000%	310,000	19,500	349,000.00
11/01/50	665,000	4.000%		13,300	
05/01/51	665,000	4.000%	325,000	13,300	351,600.00
11/01/51	340,000	4.000%		6,800	
05/01/52	340,000	4.000%	340,000	6,800	353,600.00
Total			**$ 5,675,000**	**$ 3,380,930**	**$ 9,055,930**

Anabelle Island

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

Neighborhood	O&M Units	Bonds 2022 Units	Annual Maintenance Assessments			Annual Debt Assessments		
			FY 2027	**FY 2026**	**Increase/ (decrease)**	**FY 2027**	**FY 2026**	**Increase/ (decrease)**
SF - Tax Roll	369	369	**$800.00**	$800.00	**$0.00**	**$1,000.00**	$1,000.00	**$0.00**
Gross Assessments			$295,200.00	$295,200.00	$0.00	$369,000.00	$369,000.00	$0.00
Less: Discount	4.00%		$11,808.00	$11,808.00	$0.00	$14,760.00	$14,760.00	$0.00
Less: Commission fees	2.00%		$5,904.00	$5,904.00	$0.00	$7,380.00	$7,380.00	$0.00
Direct Bill - Unplatted			$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Net Assessments			$277,488.00	$277,488.00	$0.00	$346,860.00	$346,860.00	$0.00

A.

RESOLUTION 2026-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Anabelle Island Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of 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 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 District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the 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 time 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 THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), 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.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Anabelle Island Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $839,667 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$490,962
DEBT SERVICE FUND (SERIES 2022)	$348,705
TOTAL ALL FUNDS	$839,667

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within 60 days following the end of the Fiscal Year 2027 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 motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

B.

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Anabelle Island Community Development District ("**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 Clay County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), 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 Adopted Budget; 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, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; 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 authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Anabelle Island Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments which shall not preclude the District from increasing such rate in a future fiscal year.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. 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 Assessment Roll, attached to this Resolution as **Exhibit B**, 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 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 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 in the District records.

SECTION 6. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

ATTEST:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

SEVENTH ORDER OF BUSINESS

FISCAL YEAR 2027 BUDGET DEFICIT FUNDING AGREEMENT

THIS AGREEMENT (the "**Agreement**") is effective the 1st day of October, 2026 ("Effective Date"), and is entered by and between:

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Clay County, Florida, with a mailing address of c/o Governmental Management Services, L.L.C., 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (hereinafter "District"), and

KB HOME JACKSONVILLE LLC, a Delaware limited liability company, with a local mailing address of 10475 Fortune Parkway, Suite 100, Jacksonville, FL 32256, and its successors and assigns (hereinafter "Landowner").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its operations and maintenance ("O&M") budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027" and the budget relating thereto, the "2027 O&M Budget"), which budget commenced on October 1, 2026, and concludes on September 30, 2027, a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, Landowner is actively developing certain real property within the District and presently owns a portion of such real property identified in the District's Fiscal Year 2027 Assessment Roll (the "Assessment Roll"), appended to the attached **Exhibit A** and incorporated herein by reference, which real property is located entirely within the District and which real property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District (the "Property"); and

WHEREAS, following the adoption of the 2027 O&M Budget, the District has the option of levying non-ad valorem assessments on all land within its boundaries that will benefit from the activities, operations and services set forth in such budget and at the full amount of the budget (hereinafter referred to as the "O&M Assessment(s)"), or utilizing such other revenue sources as may be available to it; and

WHEREAS, the District is not able to predict with absolute certainty the amount of monies necessary to fund the operations and services set forth in the 2027 O&M Budget and believes that the O&M Assessments will be insufficient to cover the entire 2027 O&M Budget; and

WHEREAS, in contemplation of the foregoing, and in lieu of levying an increased amount in O&M Assessments on the Property to fund the full 2027 O&M Budget, the Landowner agrees to provide the monies necessary to fund the actual expenditures for the Fiscal Year 2027 (hereinafter referred to as the "O&M Budget Payment"), not otherwise funded by O&M Assessments levied upon benefited lands located within the District; and

WHEREAS, Landowner and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit B,** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PAYMENT OF DISTRICT'S 2027 O&M BUDGET

i. Payment of O&M Budget Expenses. Upon the District Manager's written request, the Landowner agrees to make available to the District the monies necessary to fund all expenditures of the 2027 O&M Budget not otherwise funded through O&M Assessments levied upon benefited lands located within the District, on a continuing basis, within fifteen (15) business days of written request by the District. Any amounts not paid when due shall accrue interest at the rate of the lesser of one percent (1%) per month or the maximum rate permitted by Florida law, from the date due until paid in full. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the lands within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's 2027 O&M Budget or otherwise.

ii. Consent to Funding of 2027 O&M Budget. The Landowner acknowledges and agrees that the O&M Budget Payment represents the funding of operations and maintenance expenditures that would otherwise be appropriately funded through O&M Assessments equitably allocated to the Property within the District in accordance with the District's assessment methodology. Landowner agrees to pay, or caused to be paid, the O&M Budget Payment regardless of whether Landowner owns the Property at the time of such payment subject to the terms set forth in Section 10 herein. Landowner agrees that it will not contest the legality or validity of such imposition, collection or enforcement to the extent such imposition is made in accordance with the terms of this Agreement.

SECTION 3. CONTINUING LIEN. The District shall have the right to file and perfect a continuing lien upon the Property described in **Exhibit B** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2027 O&M Budget" in the public records of Clay County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2027 O&M Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Landowner sells any of the Property described in **Exhibit B** after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Landowner, and provided further that no such sale shall diminish the District's lien rights unless all amounts then due and owing under this Agreement have been paid in full.

SECTION 4. ALTERNATIVE COLLECTION METHODS.

i. In the alternative or in addition to the collection method set forth in Section 3 above, the District may enforce the collection of the O&M Budget Payment(s) by action against the Landowner in the appropriate judicial forum in and for Clay County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

ii. The District hereby finds that the activities, operations and services funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property. The Landowner agrees that the activities, operations and services that will be funded by the O&M Budget Payment(s) provide a special and peculiar benefit to the Property in excess of the costs thereof. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Clay County property appraiser.

SECTION 5. NOTICE. All notices, payments and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or sent via electronic mail, return receipt, to the parties, as follows:

A. If to District: Anabelle Island Community Development District
c/o Governmental Management Service, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: District Manager
Email: MGiles@gmsnf.com

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32303
Attn: District Counsel, Anabelle Island CDD
Email: jennifer@cddlawyers.com

B. If to Landowner: KB Home Jacksonville LLC
10475 Fortune Parkway, Suite 100
Jacksonville, Florida 32256
Attn: Lisa Bianchi
Email: lbianchi@kbhome.com

SECTION 6. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. 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 of the parties hereto. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

SECTION 7. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned, or delayed. Any attempted assignment without such consent shall be void.

SECTION 9. DEFAULT. A default by either party under this Agreement shall entitle the non-defaulting party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the matter described in Sections 3 and 4 above.

SECTION 10. THIRD PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, including the Property, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Landowner shall give ninety (90) days prior written notice to the District under this Agreement of any such sale or disposition and shall provide evidence of the purchaser's assumption of this Agreement.

SECTION 11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue will be in Clay County, Florida.

SECTION 12. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties 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 the doubtful language will not be interpreted or construed against any party.

SECTION 13. PUBLIC RECORDS. Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Landowner agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Landowner acknowledges that the designated public records custodian for the District is Governmental Management Service, L.L.C. ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Landowner 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 Landowner 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 Landowner'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 Landowner, Landowner 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 LANDOWNER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO LANDOWNER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MGILES@GMSNF.COM, OR BY REGULAR MAIL AT GOVERNMENTAL MANAGEMENT SERVICE, LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092.

SECTION 14. EFFECTIVE DATE. The Agreement shall take effect as of October 1, 2026. The enforcement provisions of this Agreement, including but not limited to Sections 3, 4, and 9, shall survive its termination, until all payments due pursuant to this Agreement are paid in full.

SECTION 15. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Landowner certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Landowner agrees to execute the affidavit, in a form mutually acceptable to the parties, in compliance with Section 787.06(14), *Florida Statutes*, within thirty (30) days of the Effective Date to the extent one is not already on file with the District.

IN WITNESS WHEREOF, the parties execute this Agreement on the day and year first written above.

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson, Board of Supervisors

KB HOME JACKSONVILLE LLC

By: _____
Name: _____
Title: _____

EXHIBIT A: 2027 O&M Budget & Assessment Roll
EXHIBIT B: Property Description

EXHIBIT A
2027 O&M BUDGET & ASSESSMENT ROLL

EXHIBIT B
PROPERTY DESCRIPTION

THE PROPERTIES IN THE FOLLOWING LEGAL DESCRIPTION, LESS AND EXCEPT THOSE LOTS WHICH HAVE BEEN CONVEYED TO AN END USER.

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2A

CDD LEGAL DESCRIPTION

February 1, 2021

A PORTION OF BLOCKS 2, 3, 15, 16 AND 19, FLORIDA FARMERS LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF ALL PLATTED ROADS LYING BETWEEN OR ADJACENT TO THE AFORESAID BLOCKS (SAID PORTION OF PLATTED ROADS VACATED AND ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 1633, PAGE 1483, OF SAID PUBLIC RECORDS), AND A PORTION OF THE MOSES E. LEVY GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 9, SAID BLOCK 19, FLORIDA FARMERS LAND COMPANY'S SUBDIVISION, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-739-B, ALSO KNOWN AS SANDRIDGE ROAD (AN 80 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION NO. 71530-2603); THENCE NORTH 66°33'29" EAST, ALONG SAID RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-739-B, A DISTANCE OF 190.65 FEET; THENCE NORTH 66°19'49" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 538.26 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4312, PAGE 1830 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 42°25'05" WEST, ALONG LAST SAID LINE, AND ALONG THE SOUTHWESTERLY LINES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3891, PAGE 1670, OFFICIAL RECORDS BOOK 1693, PAGE 960 AND OFFICIAL RECORDS BOOK 4026, PAGE 355, ALL BEING OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 2553.84 FEET; THENCE NORTH 47°38'56" EAST, ALONG THE NORTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 4026, PAGE 355, A DISTANCE OF 660.24 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 732, PAGE 198 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 47°37'20" EAST, ALONG LAST SAID LINE, 607.55 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-209, ALSO KNOWN AS RUSSELL ROAD (AN 80 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION NO. 71530-2602); THENCE NORTH 42°41'41" WEST, ALONG LAST SAID LINE, 153.79 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2349, PAGE 1675 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 47°18'44" WEST, ALONG LAST SAID LINE, 345.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LANDS; THENCE NORTH 42°41'16" WEST, ALONG LAST SAID LINE, 378.78 FEET TO THE NORTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 2349, PAGE 1675; THENCE NORTH 47°18'44" EAST, ALONG LAST SAID LINE, 344.95 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-209; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 42°41'41" WEST, 983.05 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2251.83 FEET, AN ARC DISTANCE OF 1076.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°23'23" WEST, 1066.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.3: NORTH 70°05'05" WEST 516.00 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2171, PAGE 1730 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 47°47'36" WEST, ALONG LAST SAID LINE, 1189.26 FEET; THENCE SOUTH 42°12'24" EAST, 120.06 FEET; THENCE SOUTH 09°08'00" WEST, 96.05 FEET; THENCE SOUTH 47°47'36" WEST, 80.00 FEET; THENCE SOUTH 42°12'24" EAST, 130.00 FEET; THENCE SOUTH 49°53'12" WEST, 60.04 FEET; THENCE SOUTH 42°12'24" EAST, 122.40 FEET; THENCE SOUTH 16°36'35" EAST, 64.78 FEET; THENCE SOUTH 36°01'07" EAST, 138.50 FEET; THENCE SOUTH 58°26'04" WEST, 95.24 FEET; THENCE SOUTH 38°14'29" WEST, 74.40 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 41.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°43'32" WEST, 38.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 348.87 FEET, AN ARC DISTANCE OF 130.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°09'37" WEST, 129.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 70.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°20'24" WEST, 55.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 65°12'08" EAST, 62.20 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 37.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°01'54" EAST, 36.03 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 545.00 FEET, AN ARC DISTANCE OF 4.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°02'45" EAST, 4.18 FEET; THENCE SOUTH 49°51'34" EAST, 211.28 FEET; THENCE SOUTH 61°12'10" EAST, 299.88 FEET; THENCE SOUTH 83°06'37" EAST, 200.11 FEET; THENCE NORTH 65°52'43" EAST, 177.12 FEET; THENCE NORTH 80°28'16" EAST, 129.28 FEET; THENCE NORTH 63°43'27" EAST, 169.60 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 555.00 FEET, AN ARC DISTANCE OF 13.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°26'52" EAST, 13.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 345.00 FEET, AN ARC DISTANCE OF 474.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°14'12" WEST, 438.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 47°38'29" WEST, 48.95 FEET TO THE NORTHWESTERLY PROLONGATION OF THE AFORESAID NORTHEASTERLY LINE OF LOT 9; THENCE SOUTH 42°24'25" EAST, ALONG LAST SAID LINE AND ALONG SAID NORTHEASTERLY LINE OF LOT 9, A DISTANCE OF 3529.87 FEET TO THE POINT OF BEGINNING.

CONTAINING: 164.13 ACRES, MORE OR LESS.

EIGHTH ORDER OF BUSINESS

Anabelle Island Community Development District

Landscape and Maintenance Evaluation Criteria

	Personnel & Equipment	Experience	Understanding Scope of RFP	Financial Capacity	Price	Reasonableness	
	Qualifications and experience of management and staff, certifications, staffing levels, equipment inventory, ability to meet deadlines, responsiveness, and supporting documents (resumes, certifications, etc.).	Experience with similar projects, past and current performance, contract history, and overall track record.	Demonstrated understanding of the District's needs, completeness of the proposal, pricing, staffing, scheduling, feasibility, best practices, and proper use of required forms.	Financial stability and resources, including proof of insurance and financial documentation such as audited financial statements, or similar information.	Lowest average total cost over the initial term plus four annual renewals receives 25 points. Other proposals are scored proportionally using the formula: (Lowest Bid ÷ Proposal Bid) × 25	Accuracy and reasonableness of quantities, costs, field measurements, unit prices, and all numerical data submitted in the proposal.	Point Total
Proposer	**20**	**20**	**15**	**5**	**25**	**15**	**100**
Brightview							
Ruppert							
Sun State							
United							
Verdego							
Yardnique							

A.

11530 Davis Creek Court
Jacksonville, FL 32256
T. 904-292-0716
www.brightview.com

Annabelle Island CDD

2026 Landscaping Proposal



Prepared by

Chris Charbonneau

Business Development

Proposal Issued: August 5, 2026

BrightView Landscape Services

11530 Davis Creek Court
Jacksonville, FL 32256
T. 904-292-0716
www.brightview.com

August 5, 2026

Jay Soriano
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

RE: Annabelle Island CDD Landscape and Irrigation Maintenance

Dear Jay,

BrightView is pleased to submit a professional landscape proposal for Annabelle Island CDD. Based on our experience serving communities similar to Annabelle Island, combined with BrightView's 70-year history, our focus is simple: proactive service, exceptional landscape quality, strong communication, fair pricing, and a commitment to protecting and enhancing your landscape investment.

The enclosed proposal was developed based on our observations of the property and our experience managing similar communities. Our service commitment is centered around the following priorities:

Priority Item #1: Plant Material Health and Landscape Detail

Landscape appearance begins with healthy, vibrant plant material. During our review of the property, we identified opportunities to improve overall landscape detail, enhance bed appearance, and address declining or dead plant material throughout the community.

Our team will proactively monitor the health of shrubs, palms, trees, and ornamental plantings, making recommendations for replacements and improvements as needed. Through Florida-Friendly maintenance practices, proper fertilization, irrigation management, and attention to detail, we will work to maintain the level of curb appeal residents and visitors expect.

Priority Item #2: Communication and Accountability

Clear communication is critical to a successful partnership. BrightView utilizes Daily Service Reports, Monthly Quality Site Assessment (QSA) Reports, irrigation inspections, and enhancement recommendations to keep management and the Board informed.

In addition, your dedicated Account Manager will routinely inspect the property, identify concerns before they become larger issues, and provide proactive recommendations to continually improve the landscape.

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Priority Item #3: Resources, Enhancements, and Value

BrightView combines local expertise with the resources of a national organization to deliver consistent, high-quality service. Our extensive training programs, quality control processes, and value-driven approach ensure that service expectations are met without compromise.

Beyond maintenance, we offer a dedicated Landscape Enhancement Team to support community improvements ranging from plant replacements and landscape renovations to irrigation upgrades and seasonal color installations. Our Account Manager will continually identify enhancement opportunities to improve the appearance and value of the property.

We also place a strong emphasis on tree health management. Included in this proposal is an example of our ArborNote program, which inventories each tree on the property and tracks its species, location, condition, and overall health, providing valuable information for long-term planning and risk management.

As an added benefit, our Digital Design Studio is available to all clients at no additional charge, providing professional renderings for future landscape projects and enhancements.

Thank you for the opportunity to submit this proposal. I will follow up in the coming days to answer any questions you may have. Please feel free to contact me directly at (904) 887-8553 or chris.charbonneau@BrightView.com.

Sincerely,

Chris Charbonneau

Chris Charbonneau
Business Developer

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned authority, appeared the affiant, Rodney Hicks, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Branch Manager for BrightView Landscape Services, Inc. ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Anabelle Island Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. 1 dated 7/23/2026

Addendum No. 2 dated 7/27/2026

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer does not have any right to challenge any matter relating to the Project Manual, including but not limited to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 31st day of July, 2026.

Proposer: BrightView Landscape Services, Inc.
By: _____
Title: Branch Manager

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 31st day of July, 2026, by Rodney Hicks of BrightView Landscape Services, Inc who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

SANDRA K. NORTHRUP
MY COMMISSION # HH 778603
EXPIRES: March 15, 2030

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name BrightView Landscape Services, Inc.

Street Address 11530 Davis Creek Court Jacksonville, FL 32256

P. O. Box (if any) _____

City Jacksonville State Florida Zip Code 32256

Telephone (904) 292-0716 Fax no. (904) 292-1014

1st Contact Name Rodney Hicks Title Branch Manager

2nd Contact Name Karen Fisher Title Account Manager

Parent Company Name (if any) BrightView Landscape Services, Inc.

Street Address 980 Jolly Road Suite 300

P. O. Box (if any) _____

City BlueBell State Pennsylvania Zip Code 19422

Telephone (904) 292-0716 Fax no. (904) 292-1014

1st Contact Name Aaron Strange Title VPGM

2nd Contact Name Todd Chesnut Title VP

- *Company Standing:*

  Proposer's Corporate Form: Corporation
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? Florida Date December 15, 1988

  Is the Proposer in good standing with that State? Yes X No ___

  If no, please explain _____

  _____

  _____

  Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No ___

  If no, please explain _____

  _____

  _____

- *What are the Proposer's current insurance limits?*

General Liability	$ 2 Million
Automobile Liability	$ 5 Million
Workers Compensation	$ 3 Million
Expiration Date	October 1, 2026

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

  Irrigation, CPO, LPO, MOT, DOT, OSHA, BMP

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address 11530 Davis Creek Court

  P. O. Box (if any) _____

  City Jacksonville State Florida Zip Code 32256

  Telephone (904) 292-0716 Fax no. (904) 292-1014

  1st Contact Name Rodney Hicks Title Branch Manager

  2nd Contact Name Karen Fisher Title Account Manager

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  1 Supervisors, who will be onsite ___ days per week;
  2 Technical personnel, who will be onsite 1 days per week; and
  4 Laborers, who will be onsite ___ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: Mark Bardell

  Position / Certifications: Technical Services Director / CPO

  Duties / Responsibilities: Oversees Technical Services Program (Chemical/Agronomics)

  % of Time to Be Dedicated to This Project: 5 %

  Please describe the person's role in other projects on behalf of the Proposer:

  Project Name/Location: Del Webb

Contact: Nicole Pare

Contact Phone: (904) 604-8219

Project Type/Description: Large Master Planned Community

Duties/Responsibilities: Develop and plan customized program commensurate with soil requirements

Dollar Amount of Contract: 1 Million +

Proposer's Scope of Services for Project: Full service landscape maintenance, enhancement, ancillary, Irrigation, agronomics, Arbor Care, etc.

Dates Serviced: 2020 to present

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No _X_ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____

Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

_____

_____

_____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

  E-Verify, DL check, Drug Testing, Background Check, CDL physicals

  _____

  _____

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

CORPORATE OFFICERS

Company Name BrightView Landscape Services, Inc. Date August 2026

Provide the following information for Officers of the Proposer and parent company, if any.

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Dale Asplund	CEO	Company Leader	Blue Bell, PA
Michael Dozier	President Southeast	President of Southeast	Atlanta, GA
Todd Chesnut	Vice President Southeast	Oversees State of Florida	Nocatee, Florida
Rodney Hicks	General Manager Jacksonville	Oversee all Jacksonville Branches	Beachwalk, Florida
Aaron Strange	Vice President General Manager	North and Central Florida	Ocala Florida
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

Company Name BrightView Landscape Services, Inc. Date August 2026

What is the experience of the key management and supervisory personnel of the Proposer for both administration as well as operations? (Attach resumes of key personnel here)

INDIVIDUAL'S NAME	PRESENT TITLE	DESCRIPTION OF DIRECT JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Todd Chesnut	Vice President	Oversee Management of Regional Operations	10	25
Rodney Hicks	General Manager	Branch Management of all Jacksonville Operations	7	25
Chad Knight	Landscape Enhancement Manager	Landscape Installation and Upgrades	9	11
Rodney Hicks	Regional Irrigation Manager	Department Head Irrigation Services	8	22
Juwan Dupree	Branch Irrigation Manager	Manage all Branch Irrigation Responsibilities	5	15
Mark Bardell	Technical Services Manager	Fertilization and Pest Control Monitoring and Supervision	33	35
Sandra Northrup	Office Manager	Oversee Office Functions Contract Liaison	8	22
Karen Fisher	Account Manager	Single point of Contact Client Liaison	5	10

COMPANY OWNED MAJOR EQUIPMENT
(Attach additional sheets if necessary)

Company Name BrightView Landscape Services, Inc. Date August 2026

QUANTITY	DESCRIPTION	CAPACITY	NO. LOCATED IN	
			FLORIDA	OTHER
525	Pickup Trucks	Grounds Maintenance	X	
24	Vans	Employees Transportation	X	
18	Arbor-care Trucks	Tree Work	X	
24	Dump Trucks	Landscape Enhancements Department	X	
575	Utility & Equipment Trailer	Equipment Transportation / Maintenance Functions	X	
22	1-ton 600-gal Pesticide Spray Truck	Horticultural Work	X	
35	100-gal Spray Rig	Horticultural Work	X	
10	200-gal Spray Utility Vehicle	Horticultural Work	X	
8	200-gal Trailer Mounted Spray Rigs	Horticultural Work	X	
825	Commercial Riding Lawn Mowers – 60" Deck	Grounds Maintenance	X	
540	Commercial Walk-behind Mowers	Grounds Maintenance	X	
380	Commercial Stand-on Mowers	Grounds Maintenance	X	
12	Kubota Tractors	Landscaping & Horticultural Work	X	
8	Ford Tractors	Landscaping Work	X	
6	Tractor Mounted Fertilizer Spreaders	Horticultural Work	X	
18	6' Bush-hog Mowers	Bush Hog Work	X	
16	Commercial Vermeer Chippers	Arbor Care	X	
16	Bobcat	Landscaping	X	
32	Vacuum Blowers	Grounds Maintenance	X	

PROPOSAL FORM PART
III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes* X *No* ___ *If yes, please provide the following information for each project (attach additional sheets if necessary):*

  Project Name/Location: Rolling Hills CDD

  Contact: Jay Soriano

  Contact Phone: (904) 274-2450

  Project Type/Description: Full Service Landscape Maintenance

  Dollar Amount of Contract: 100k+

  Scope of Services for Project: Large community similar in size and scope to Annabelle Island

  Dates Serviced: 2025- present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

  2025 = 3.2 Billion

  2024 = 2.9 Billion

  2023 = 2.8 Billion

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: Two Creeks CDD

Contact: Lesley Gallagher Contact Phone: (904) 436.6270

Project Type/Description: Full Service Landscape Maintenance

Dollar Amount of Contract: 260k+

How was the project similar to this project? Large Community similar in size and scope to Annabelle Island

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Full Service Landscape Maintenance Enhancement, Ancillary, Irrigation, Agronomics, Arbor Care, Etc.

List of equipment used on site: Trucks, Trailers, Utility Vehicles, Spray Equipment, mowers, 2 cycle equipment, chipper and truck, etc.

List of subcontractors used: N/A

Is this a current contract? Yes X No ___

Duration of contract: 2012 to present

- *(Information regarding similar projects – continued)*

Project Name/Location: Riverwood

Contact: Scott Jefferson Contact Phone: _____

Project Type/Description: Full Service Landscape Maintenance

Dollar Amount of Contract: 1 Million +

How was the project similar to this project? Master planned community similar in size and scope to Annabelle Island

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Provide Full Service Landscape maintenance for the community. Monthly Irrigation Wet checks, full agronomics package, arbor care, enhancement and remedial projects.

List of equipment used on site: Trucks, trailers, utility vehicles, spray equipment, mowers, 2 cycle hand held equipment, chippers, Bob Cats, Loaders, Bucket Trucks, etc.

List of subcontractors used: N/A

Is this a current contract? Yes X No ___

Duration of contract: 2019 to present

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes* X *No* _____ *For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: River Glen CDD

Contact: Lesley Gallagher Contact Phone: (904) 436.6270

Project Type/Description: Full service landscape maintenance, enhancement, etc.

Dollar Amount of Contract: 250k+

Scope of Services for Project: Provide Full Service Landscape maintenance for the community.
Monthly Irrigation Wet checks, full agronomics package, arbor care, etc.

Dates Serviced: 2017-2023 2024 - present

Reason for Termination: Went with Lower price. Rehired one year later. Current Client.

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No X*

  If yes, please describe each violation, fine, and resolution _____

  _____

  What is the Proposer's current worker compensation rating?
  0.85

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No X

  If yes, please describe each incident _____

  _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ No X If yes, please provide:

  The names of the entities _____

  The state(s) where barred or suspended _____

  The period(s) of debarment or suspension _____

  Also, please explain the basis for any bar or suspension:

  _____

  _____

  _____

  _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  N/A

  _____

  _____

  _____

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

  N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (X) If yes, provide the following:*

  Identify the Case # and Tribunal:_____

  Describe the Nature of the Action:_____

  Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes (_) No (X) If yes, please explain:*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes (_) No (X) If yes, please explain:*

PROPOSAL FORM PART IV –
PRICING

October 1, 2026 thru September 30, 2027

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$33,300.00
2. Pruning (Shrubs and Trees)	$2,760.00
3. Palm Pruning	$444.00
4. Cleaning litter, bogus signs	$3,180.00
5. Pesticide/Fertilization Application	$9,096.00
6. Irrigation Inspections and Repairs	$6,168.00
7. Mulch Installation	$31,140.00 (250cy x 2)
8. Annual Flower Rotation	$2,232.00 (180 x 4)
9. Certified Playground Mulch Maintenance and Replenishment	$12,504.00 (200cy yearly)
Total Proposal Price (Items 1-9)	$100,824.00

Proposal Summary By Month (Reflect seasonal variations by month)

October	$8,402.00
November	$8,402.00
December	$8,402.00
January	$8,402.00
February	$8,402.00
March	$8,402.00
April	$8,402.00
May	$8,402.00
June	$8,402.00
July	$8,402.00
August	$8,402.00
September	$8,402.00

PROPOSAL PRICING

October 1, 2027 through September 30, 2028

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$33,300.00	
2. Pruning (Shrubs and Trees)	$2,760.00	
3. Palm Pruning	$444.00	
4. Cleaning litter, bogus signs	$3,180.00	
5. Pesticide/Fertilization Application	$9,096.00	
6. Irrigation Inspections and Repairs	$6,168.00	
7. Mulch Installation	$31,140.00	(250cy x 2)
8. Annual Flower Rotation	$2,232.00	(180 x 4)
9. Certified Playground Mulch Maintenance and Replenishment	$12,504.00	(200cy yearly)

Total Proposal Price (Items 1-9) $100,824.00

Proposal Summary By Month (Reflect seasonal variations by month)

October	$8,402.00
November	$8,402.00
December	$8,402.00
January	$8,402.00
February	$8,402.00
March	$8,402.00
April	$8,402.00
May	$8,402.00
June	$8,402.00
July	$8,402.00
August	$8,402.00
September	$8,402.00

PROPOSAL PRICING

October 1, 2028 through September 31, 2029

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$33,960.00	
2. Pruning (Shrubs and Trees)	$2,820.00	
3. Palm Pruning	$456.00	
4. Cleaning litter, bogus signs	$3,240.00	
5. Pesticide/Fertilization Application	$9,276.00	
6. Irrigation Inspections and Repairs	$6,288.00	
7. Mulch Installation	$31,764.00	(250cy x 2)
8. Annual Flower Rotation	$2,280.00	(180 x 4)
9. Certified Playground Mulch Maintenance and Replenishment	$12,756.00	(200cy yearly)

Total Proposal Price (Items 1-9) $102,840.00

Proposal Summary By Month (Reflect seasonal variations by month)

October	$8,570.00
November	$8,570.00
December	$8,570.00
January	$8,570.00
February	$8,570.00
March	$8,570.00
April	$8,570.00
May	$8,570.00
June	$8,570.00
July	$8,570.00
August	$8,570.00
September	$8,570.00

PROPOSAL PRICING

October 1, 2029 through September 30, 2030

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$34,644.00	
2. Pruning (Shrubs and Trees)	$2,880.00	
3. Palm Pruning	$468.00	
4. Cleaning litter, bogus signs	$3,300.00	
5. Pesticide/Fertilization Application	$9,456.00	
6. Irrigation Inspections and Repairs	$6,408.00	
7. Mulch Installation	$32,400.00	(250cy x 2)
8. Annual Flower Rotation	$2,328.00	(180 x 4)
9. Certified Playground Mulch Maintenance and Replenishment	$13,008.00	(200cy yearly)

Total Proposal Price (Items 1-9) $104,892.00

Proposal Summary By Month (Reflect seasonal variations by month)

October	$8,741.00
November	$8,741.00
December	$8,741.00
January	$8,741.00
February	$8,741.00
March	$8,741.00
April	$8,741.00
May	$8,741.00
June	$8,741.00
July	$8,741.00
August	$8,741.00
September	$8,741.00

PROPOSAL PRICING

October 1, 2030 through September 30, 2031

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$35,340.00	
2. Pruning (Shrubs and Trees)	$2,940.00	
3. Palm Pruning	$480.00	
4. Cleaning litter, bogus signs	$3,372.00	
5. Pesticide/Fertilization Application	$9,648.00	
6. Irrigation Inspections and Repairs	$6,540.00	
7. Mulch Installation	$33,048.00	(250cy x 2)
8. Annual Flower Rotation	$2,376.00	(180 x 4)
9. Certified Playground Mulch Maintenance and Replenishment	$13,272.00	(200cy yearly)
Total Proposal Price (Items 1-9)	$107,016.00	

Proposal Summary By Month (Reflect seasonal variations by month)

October	$8,918.00
November	$8,918.00
December	$8,918.00
January	$8,918.00
February	$8,918.00
March	$8,918.00
April	$8,918.00
May	$8,918.00
June	$8,918.00
July	$8,918.00
August	$8,918.00
September	$8,918.00

Additional Pricing Information

Please provide prices for the following items. Some items require a unit price while others require a unit price and total. On these items a specific number of units has been indicated. This is what is required to complete job to contractual specifications and should be bid accordingly.

SOD/SEED/MULCH:		Unit Price	Total Cost
Sodded Argentine Bahia Lawn, SF Stripped and Installed		$1.15 S/F	
Sodded St Augustine Lawn, SF Stripped and Installed		$0.96 S/F	
Pine Straw		$15.00	*per bale
3" Deep Pine Bark (2 x annually)	250 C/Y per application	$65.00	$32,500.00
3" Deep Cert. Playground Mulch (per specs.)	200 C/Y per application	$85.00	$17,000.00
St. Augustine (stripped and laid)		$0.96 sf	

* Pine straw bales may be traded off as credit for pine bark mulch

SHRUBS/TREES:		Unit Price	Total Cost
1 Gallon plants	160	$7.76	$1,241.60
3 Gallon plants	80	$15.50	$1,240.00
Agapanthus (1Gal)		$7.76	
Azalea (3 Gal)		$15.50	
Ligustrum (3 Gal)		$15.50	
Loropetalum (3 Gal)		$15.50	
Lantana (1 Gal)		$7.75	
Holly (3 Gal)		$15.50	
Ligustrum Tree (8X8)- Installed/Guaranteed 1 year		$750.00	
Crape Myrtle (100 Gal) - Installed/Guaranteed 1 year		$824.00	
Loblolly Pine (30 Gal) - Installed/Guaranteed 1 year		$306.00	
Southern Magnolia 6" Cal. – 20' OA- Installed/Guaranteed 1 year		$2,500.00	
Live Oak 6" Cal. – 22' OA- Installed/Guaranteed 1 year		$2,500.00	

FLOWERS:	Unit Price	Total Cost
Annuals (4" pots) including installation	$3.10	
Flowers for Change Outs (4 x annually) 180 per change out	$558.00 x4 =	$2,232.00

PEST/WEED/FERTILIZER:	Unit Price	Total Cost
Top Choice Application		$750.00 per acre
St. Augustine Fertilization		$360.00 per ace
Shrub Fertilization (8-10-10 with micronutrients)		$75.00 per acre
Tree fertilization (14-14-14 with micronutrients)		$75.00 per acre
Palms (High Manganese Combo)		$150.00 per acre

IRRIGATION:	Unit Price	Total Cost
A. Rainbird ESP 32		Market varies on Irrigation. We get preferred pricing, but it fluctuates.
B. Hunter ICC		
C. Hunter ACC 2 Wire		

PLEASE PROVIDE RATES FOR THE FOLLOWING:	Rate
A. Mowers	$85.00 /per acre
B. Bush Hog	$85.00 /per hour
C. Tractor	$85.00 /per hour
D. Supervisor with Transportation	$85.00 /per hour
E. Laborer with Hand Equipment	$85.00 /per hour
F. Truck	$150.00 /per hour
G. Irrigation Tech Labor Rate	$85.00 /per hour

Please Provide "Emergency" hourly rates associated with storm clean up for the following items:

A. Tractor	$85.00 /per hour
B. Laborer w/ hand equipment	$85.00 /per hour
C. Supervisor	$85.00 /per hour
D. Truck	$150.00 /per hour

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form on behalf of ("Proposer") and declare that I have read the foregoing Proposal Form and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 31st day of July, 2026.

Proposer: BrightView Landscape Services, Inc.

By: _____

Title: Branch Manager

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn and subscribed before me this 31st day of July, 2026, by Rodney Hicks of BrightView Landscape Services, Inc, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

_____

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

SANDRA K. NORTHRUP
MY COMMISSION # HH 778603
EXPIRES: March 15, 2030

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Anabelle Island Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Branch Manager for BrightView Landscape Services, Inc. ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 11530 Davis Creek Court Jacksonville, FL 32256

4. Proposer's Federal Employer Identification Number (FEIN) is 95-4194223

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

__X__ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 31st day of July, 2026.

Proposer: BrightView Landscape Services, Inc.

By: _____

Title: Branch Manager

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 31st day of July, 2026, by Rodney Hicks, as Branch Manager of BrightView Landscape Services, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Sandra K. Northrup

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SANDRA K. NORTHRUP
MY COMMISSION # HH 778603
EXPIRES: March 15, 2030

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST, SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST, AND SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Anabelle Island Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Branch Manager for BrightView Landscape Services, Inc. ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 11530 Davis Creek Court Jacksonville, FL 32256

4. Proposer's Federal Employer Identification Number (FEIN) is 95-4194223

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List, and the Proposer is not engaged in a boycott of Israel.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 31st day of July, 2026.

Proposer: BrightView Landscape Services, Inc.

By: _____

Title: Branch Manager

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of July, 2026, by Rodney Hicks, as Branch Manager of BrightView Landscape Services, Inc., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Sandra K. Northrup

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SANDRA K. NORTHRUP
MY COMMISSION # HH 778603
EXPIRES: March 15, 2030

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Rodney Hicks, as Branch Manager, on behalf of BrightView Landscape Services, Inc., a Florida [limited liability company/corporation] ("Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Date: July 31, 2026

FURTHER AFFIANT SAYETH NAUGHT.

[CONTRACTOR]
By: BrightView Landscape Services, Inc.
Name:
Title: Branch Manager
Date: 7/31/2026

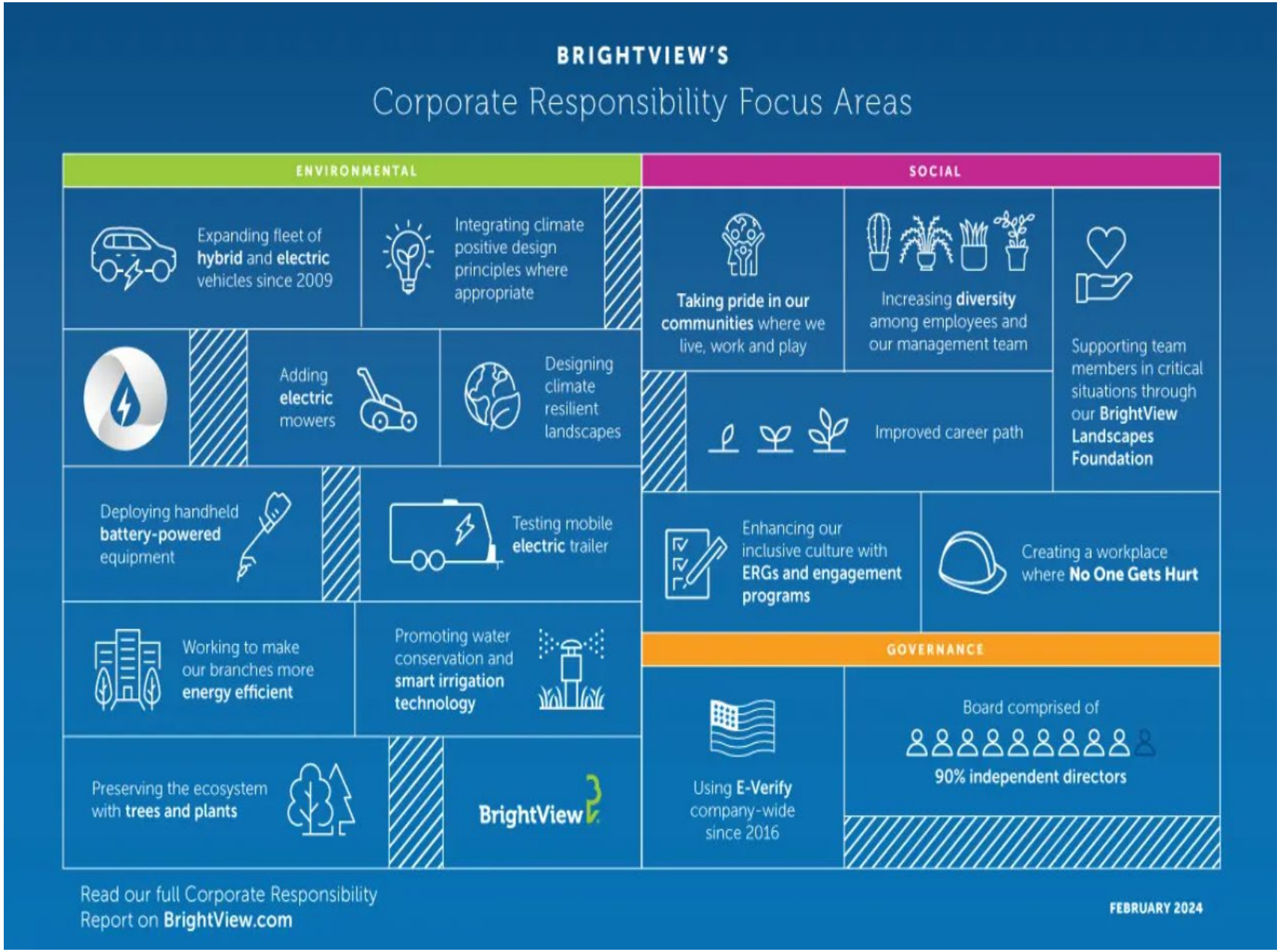
STATE OF Florida
COUNTY OF Duval

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Rodney Hicks, as Branch Manager of BrightView Landscape, who is ☒ personally known to me or ☐ who produced _____ as identification this 4th day of August, 2026.

(Notary Seal)

Notary Public

SANDRA K. NORTHRUP
MY COMMISSION # HH 778603
EXPIRES: March 15, 2030


BRIGHTVIEW'S
Corporate Responsibility Focus Areas
ENVIRONMENTAL
Expanding fleet of hybrid and electric vehicles since 2009
Integrating climate positive design principles where appropriate
Adding electric mowers
Designing climate resilient landscapes
Deploying handheld battery-powered equipment
Testing mobile electric trailer
Working to make our branches more energy efficient
Promoting water conservation and smart irrigation technology
Preserving the ecosystem with trees and plants
BrightView
SOCIAL
Taking pride in our communities where we live, work and play
Increasing diversity among employees and our management team
Supporting team members in critical situations through our BrightView Landscapes Foundation
Improved career path
Enhancing our inclusive culture with ERGs and engagement programs
Creating a workplace where No One Gets Hurt
GOVERNANCE
Using E-Verify company-wide since 2016
Board comprised of
90% independent directors
Read our full Corporate Responsibility Report on BrightView.com
FEBRUARY 2024

Results in the First 30 Days

Our goal is to show a noticeable difference within the first 30 days on the job. Through our onsite inspections, property reviews and conversations with you and your team, together we will construct service, communication, and action plans best suited for Annabelle Island CDD. Listed below are tasks we will fulfill in the first 30 days based on priorities you have already identified.

Irrigation

- Perform a thorough inspection of the systems and components.
- Map the system showing locations of major components and zone coverage.
- Sample the soil and adjust watering schedule for desired moisture.
- Recommend necessary repairs and upgrade.
- Identify water shutoffs in event of emergency.

Shrubs and Beds

- Remove weeds.
- Prune all shrubs.
- Eliminate sucker growth and volunteer plantings from beds.
- Apply insect and disease control practices to plant material.
- Propose solutions for dead plant replacements.

Safety

- Trim plant material blocking line of sight to buildings and facilities.
- Identify obstacles in the path of motion for production teams.
- Identify trip hazards created by plant or tree growth.
- Provide proposal to ensure tree canopies are above the height or vehicles in parking areas.
- Identify drainage problems and propose solutions.

Communication

- Introduce Account Manager and key staff.
- Walk site with Property Manager and BrightView team.
- Determine your preferred communication methods.
- Schedule key production cycles.
- Deliver all key contact information for the team.

Turf

- Apply Broadleaf Weed Control.
- Develop customized fertilization program.
- Apply blanket coverage of chinch bug suppression agent.
- Apply Pre-emergent weed control to inhibit new growth.

Trees

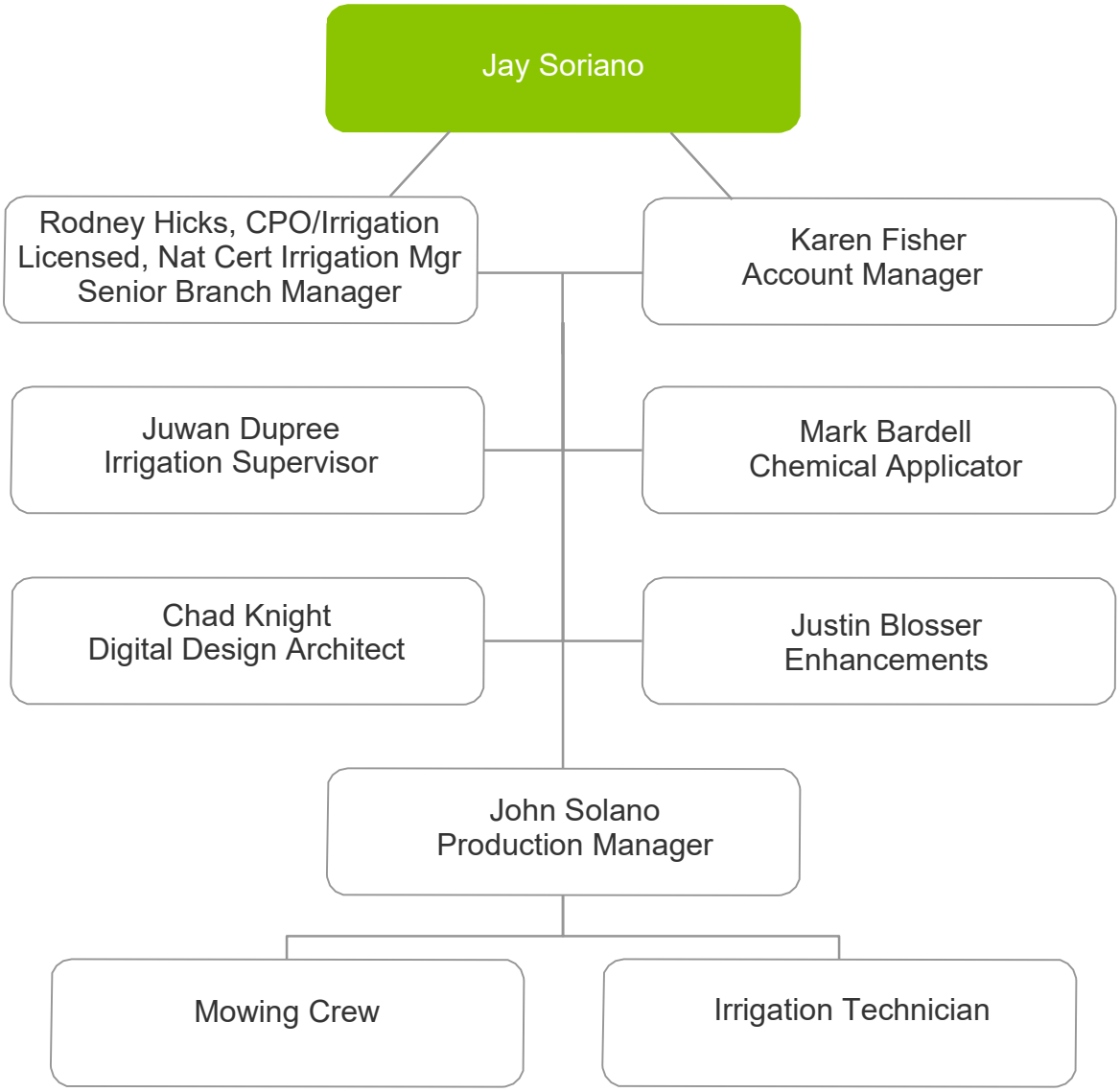
- Provide proposal to elevate canopies for clearance and safety.
- Repair tree wells as needed.
- Propose to replace or repair improperly installed or damaged tree stakes.
- Provide an extensive plan for preserving and maintaining legacy trees.



Personnel and Experience

Your Team

The crew hand selected to maintain Annabelle Island CDD has the skills and experience necessary to meet your specific needs and expectations. Meet your team:



Your Team Explained

We spent a great deal of time and effort to inspect, walk and measure the entirety of Annabelle Island CDD. Over the past few weeks, we have developed an operational plan for a weekly presence at Annabelle Island CDD designed to merge efficiency with your expectations and the needs of the community OUTLINED IN YOUR RFP.

Mow Crew

This crew will move through the community to complete all mowing, edging and string trimming operations. If additional help is needed due to inclement weather or events the next available day will be utilized to complete operations with additional crews as needed.

Detail & Pruning Crew

This crew is dedicated to the maintenance and shaping of plant material Their duties will include ornamental, shrub and tree care along with site policing and weed removal. They will be on property every day of the week, and they will progress through the community each month.

Account Manager

Owner of Annabelle Island CDD relationship. They are your primary point of contact for the management team and Board members for all services. They will be responsible for scheduling and managing all operational activities, providing weekly reports to you, communication with the community staff and leadership. The Account Manager creates company mandated Quality Site Assessment or QSA, for your property. This will serve as a snapshot of the conditions on site and a management tool that helps both parties visually understand areas of concern or needs that can be tailored to be area specific.

Production Manager

These crew managers will be on site with crew and are the right hand of the Account Manager. They will provide leadership and supervision to the field crews above, along with directing daily operational movement to cover specific work orders communicated to us by Annabelle Island CDD team and the Account Manager.

Ancillary Services: Chad Knight

There are several teams external to the community's on-site team that will handle a portion of the work load specific to their expertise. Tree Care outside of ground clearance, palm pruning will be handled by Tree Care Crews as scheduled. Seasonal color bed and mulch installations and maintenance will be handled by our Enhancement Department. Improvements to the landscape that involve light construction will be performed by Enhancement Department as well. Chemical applications for fertilization, insects, and specific weed control products will be handled by Spray Technician who use specialized equipment to move through the site in a more efficient manner.

Your BrightView Team

The team selected to maintain your property has the skills and experience necessary to meet your specific needs and expectations. We strive to find the most talented team members who are continuously advancing their skills and talents.

Below is your dedicated BrightView team and details about their background and experience.

Everything we do to service our clients is handled with our local, dedicated service teams. Our team members live and work in the same communities that they are providing landscaping services to.

Steven Brackin
Vice President & General Manager

Meet Your Team!



Rodney Hicks, Senior Branch Manager

Rodney is our Senior Branch Manager and has been with BrightView Landscaping for more than 20 years. Originally from Detroit, Michigan, Rodney brings extensive leadership experience and technical expertise to our team. He is a Certified Pest Control Operator, holds an irrigation license, and is also a National Certified Irrigation Manager. Rodney is dedicated to delivering exceptional service and supporting strong operational performance across our properties. Outside of work, he enjoys spending his weekends fishing.



Karen Fisher, Account Manager

Karen is from Orlando, Florida, and has built her landscaping career around providing exceptional service and creating positive experiences for her clients. She is passionate about understanding each property's unique needs and works hard to ensure her communities remain beautiful and well maintained. Karen enjoys developing strong client relationships through communication, responsiveness, and attention to detail. On the weekends, she enjoys spending time with family, working out, and meeting friends for brunch.



Juwan Dupree, Irrigation Manager

“Dupree” joined the BrightView Team in 2015 as an irrigation technician. He has served as BrightView St. Augustine’s Irrigation Manager since 2022 and is now over both Jacksonville and St. Augustine’s territories. He is a certified irrigation professional managing a team of 16 irrigation maintenance technicians. With a streamlined dedicated territory, you can expect exemplary and quick resolutions to your irrigation concerns from Dupree.

VICAR'S LANDING

To Whom It May Concern,

I am pleased to provide this letter of recommendation for BrightView Landscape Services and their Branch Manager, Rodney Hicks. BrightView maintains both of our campuses at Vicars Landing Sawgrass and Vicars Oak Bridge, and the partnership has been exceptional.

BrightView consistently delivers high quality landscape maintenance, irrigation management, and proactive communication. Our account manager provides weekly communication reports and monthly QSA inspections that keep us fully informed on site conditions and ongoing needs. He also assists us with our annual budget planning by preparing a detailed Client Partnership Plan. This tool has been extremely valuable in helping us schedule and complete projects within budget, instead of relying on rough estimates. It also provides clear timelines so we can inform our residents and members about upcoming work.

Our account manager participates in two of our monthly meetings and is always prepared to review updates, answer questions, and ensure that member requests are resolved in a timely manner. This level of support is essential in a senior living community, where responsiveness and clear communication are critical.

BrightView's professionalism, attention to detail, and commitment to service have made them a trusted partner at both of our campuses. We confidently recommend Rodney Hicks and the BrightView team to any organization seeking a dependable and proactive landscape partner.

Sincerely,

M. Byron Pennington Jr.

Assistant Director of Operations & Renovations

Vicar's Landing, Ponte Vedra Beach

2/23/2026

To Whom It May Concern,

I am pleased to share my experience working with BrightView Landscape Services and their Branch Manager, Rodney Hicks. Throughout BrightView's involvement with our Fleet Landing campus in Atlantic Beach, Florida, Rodney and his team reliably showcased professionalism, reliability, and a dedication to a collaborative partnership.

During the management of our landscape operations, Rodney and his team demonstrated consistent professionalism through reliable weekly updates and thorough monthly reviews, ensuring our staff were well informed and able to make timely decisions. Their exceptional organization, diligent follow-through, and prompt responsiveness were apparent throughout our engagement.

When I made the decision to transition to an in-house facilities model, the support from Rodney and his team was critical to a smooth transition. They offered planning guidance, long-term budgeting support, and vendor coordination; all of which enabled a successful changeover. Their cooperation and transparency further ensured that the transition was efficient and without disrupting daily operations or resident experience.

BrightView continues to serve Fleet Landing today at both our Atlantic Beach, Florida campus and our developing new campus in Nocatee, Florida in multiple capacities. Based on my experience, I am confident in Rodney and his team's ability to deliver dependable service, clear communication, and strong partnership as a trustworthy landscape partner.

Sincerely,

Director of Campus Operations

Riverwood by Del Webb Community Association, Inc.
1775 River Run Blvd
Ponte Vedra, FL 32081

April 14, 2023

Del Webb eTown
Attn: Board of Directors
11246 Town View Dr
Jacksonville, FL 32256

RE: BrightView – Professional Reference

Dear Board of Directors,

My name is Scott Jefferson, and I have managed Del Webb Ponte Vedra for the past 8 years. During my tenure, I have worked with three (3) different common area landscape companies. I have worked with a good many more throughout my long career in the business.

BrightView, who took over our common area landscape operations at the turn of this year, has proven themselves to be of the highest caliber. They have exceedingly competent professionals within the ranks of their leadership team. They communicate well – which is necessary to ensure best outcomes.

Since engaging their services, they have done great work in the community. Our grounds present very well. The landscape lines are sharp, the plants and trees maintained, and the grass kept well-manicured. Worthy of additional note, BrightView introduced a proprietary work order/proposal tracking system that is user-friendly and that helps keep pending/completed matters organized and readily accessible.

Our assigned account manager is knowledgeable, easy to work with, and always available to us to address the myriad of items that inevitably arise when overseeing such a large-scale property as ours is.

Ultimately, our residents and board are very pleased with what Brightview brings to the table. Their good work shows daily. We would recommend them to other homeowner associations who are seeking a professional landscape company that produces consistent, high-quality work.

Sincerely,

SCOTT M. JEFFERSON, LCAM
Community Association Manager
Direct 904.834.3400
Email scott.jefferson@fsresidential.com
www.delwebbpv.com

Rizzetta & Company
Professionals in Community Management

2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084
p: 904.436.6270
rizzetta.com

August 11, 2022

To Whom It May Concern,

Please accept this letter as my recommendation for BrightView Landscape Services, Inc.. I have worked closely with BrightView in numerous Community Development Districts over the past several years and have found Rodney Hicks and his team to provide a professional, responsive, and superior level of service. This BrightView team delivers an unmatched level of communication and consistently proves to be reliable, setting them apart. They have provided exceptional response times to both irrigation issues and storm related tree damage. This team assisted with the installation of a new pump station and has played an integral role in not only assessing irrigation damage during a major construction project, but also formulating a plan to prevent further damage and complete repairs.

Based on my experience with BrightView Landscape, under the direction of Rodney Hicks as Branch Manager, I would recommend them without hesitation for any landscape or irrigation work.

Sincerely,

Lesley Gallagher
District Manager
Lgallagher@rizzetta.com
Cell: 904-669-4840

Area References

Riverwood

Property Address: Nocatee, FLorida

Customer Since: 2021

Services Provided: Landscape and Irrigation Installation, and Maintenance, Enhancements, Fertilization, Pest Control,

Contact Scott Jefferson Scottt.Jefferson@fsresidential.com or 904.834.3400



Cross Creek North CDD

Property Address: Green Cove Springs

Customer Since: 2022

Services Provided: Landscape Maintenance, Enhancements, Fertilization, Pest Control, Irrigation Services

Contact Leslie Gallagher lgallagher@rizzetta.com or 904.436.6270



Julington Creek Plantation (CDD)

Property Address: Jacksonville, FL

Customer Since: 2015

Services Provided: Landscape and Irrigation Installation and Maintenance, Landscape Design and Enhancement

Contact Jeff Branch jbranch@jcpcdd.org or 904.347.0602



Del Webb Nocatee

Property Address: Nocatee, Florida

Customer Since: 2021

Services Provided: Landscape and Irrigation Maintenance, Landscape Enhancement

Contact Nicole Pare Nicole.pare@pulte.com or 904.604.8219



Consistency in Quality Efficiently Delivered

Our goal is to consistently offer the best value in the marketplace by providing unmatched service, a customized approach focused on your specific priorities and a well-maintained landscape you and the community are proud of – all while meeting your predetermined budget parameters. Doing this requires operational excellence. The operational practices that allow us to consistently meet our customers' expectations include:

- **The industry's top talent** – When selecting teams for each property, we match the specific landscape needs with our most appropriately experienced talent. At BrightView, we have a deep pool of talent. We recruit from the top horticultural and landscape schools in the country and have an all-encompassing training program that ensures our crews perform at their peak year-round.
- **State-of-the-art equipment** – Our crews operate high quality and well-maintained equipment and are trained to use the most effective tool for each task on your property. The result – a better end product achieved with greater efficiency and fewer injuries.
- **Horticultural excellence** – Plant material looks and performs its best when maintained properly. Our horticultural experts understand the science of landscape maintenance and will ensure the plant material on your property receives the proper care for each season and as unexpected circumstances arise.
- **Innovation** – Lead or follow; we choose to lead. BrightView seeks out and tests the latest technology so we can help our customers reduce operating costs, benefit from greater efficiencies and have all around healthier and higher performing plant material.
- **Systematic operations** – We deploy to ensure our crews focus on your priorities and important details are not overlooked. Our approach is to design the most effective path of motion for the work to be performed, specify the equipment to be used and supply our crew with detailed site plans that show their daily, weekly and monthly activities.
- **Continuous improvement** – We routinely evaluate for safety, quality and effectiveness in a persistent effort to be better today than we were yesterday.

Preserving the Value of Your Asset

The leader in innovative landscape maintenance solutions, we seek out ways to help our customers save money through more efficient and healthier landscapes. Our integrated practice allows us to offer our customers additional services that protect the landscape and add value to the asset. This provides you with the ease of working with your one trusted service provider, BrightView, and frees you up from having to manage multiple third-party consultants saving you time and money. Value-added services we offer that could benefit your property include:

- Highest percentage of Best Management Practices Certified Personnel in the industry
- Multiple Certified and Licensed Irrigation Managers
- 24 Hour Emergency Response
- Licensed Pest Control Services provider
- Digital Design Studio
- In-house nationally certified Tree Arborists



Emergency Response Team
Ready When You Need Us

With hundreds of locations, we can dispatch faster than other landscape service providers in the event of a catastrophic situation, including but not limited to hurricanes, tornadoes / waterspouts, and severe weather.

When a catastrophe occurs, your local Branch Manager, Rodney Hicks, will personally draw on resources and pull equipment from within the BrightView network to ensure your property is quickly, properly, and safely serviced.

Resources from branch offices will be available in the event of an emergency to ensure our customers have access to crews and equipment quickly.

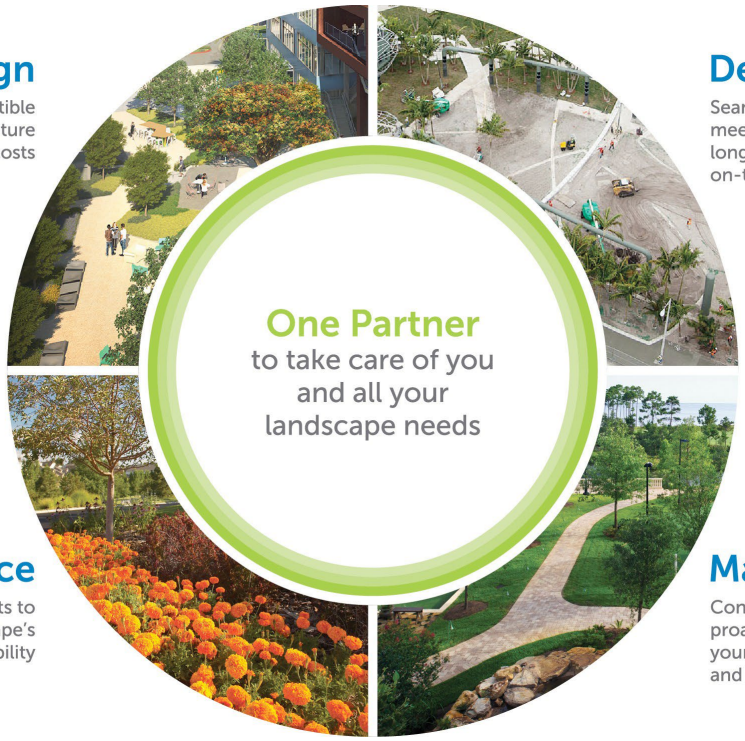


Your Full-Service Landscape Expert

BrightView takes pride in providing the highest-quality landscape and snow services with a worry-free, dependable service commitment. As the nation's leading landscape services company, we consistently bring excellent landscapes to life at thousands of clients' properties, fostering collaborative relationships to drive clients' success.

A full-service landscape company, BrightView can mobilize quickly to respond to special requests that may fall outside of the scope of landscape maintenance. In addition to landscape maintenance, our expertise extends to:

At every stage of your property's lifecycle, BrightView is here to take care of your landscape.



Design	Develop	Maintain	Enhance
• Landscape Architecture & Planning • Design Build • Program Management	• Planting • Hardscaped • Pools & Water Features • Compliance • Tree Growing & Moving	• Landscape • Tree Care • Snow & Ice • Specialty Turf • Exterior Maintenance	• Enhancements • Sustainability • Water Management

E-Verified Employees

BrightView ID Number: 13026

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

Our participation in this web-based process, currently the best means available to electronically confirm employment eligibility, makes certain that individuals we hire and are working on our client's sites are authorized to work in the United States.

E-Verify is only part of BrightView's robust employment verification program. Our enterprise-wide practice also covers regular training of our staff and semi-annual auditing to maintain compliance with all US Labor and Immigration laws.





Example of a Communication Report that will be sent every day of service for Annabelle Island CDD. This report will highlight what was completed and what will take place the next visit.

BrightView

BrightView
Landscape Maintenance
(904) 292-0716

Service Communication Report

Property Name: Waterford Date: 4/17/2025

The following landscape maintenance services were performed on your property today.
If you have any questions about your service please call us at:
Grounds Maintenance Customer Service (904)-292-0716

Turf		Landscape Beds		Fertilization		Pest Control	
Mowing	■	Pruning	■	Turf		Turf	Trees
Edging	■	Hedging	■	Trees			
Curbs	■	Weeding	■	Shrubs			
Beds		Trees		Annuals		Shrubs	Fire Ants
Line Trim	■	Pruning					■
		Palms Pruning					

Irrigation		Planting		Clean Up		Other Services Preformed
Inspect		Annuals		Trash	■	Picked up large branches
Adjust		Shrubs		Leaves & Debris		throughout per management.
Repair		Mulch			■	

Comments, Areas Which Require Special Attention Or Work:

Base maintenance completed, hard edge week

Detailed flower beds and both pools.

Trimmed section 1 (was not able to finish the main pool as people were in the area early and throughout the day, we will make this up next week).

Sprayed section 1.

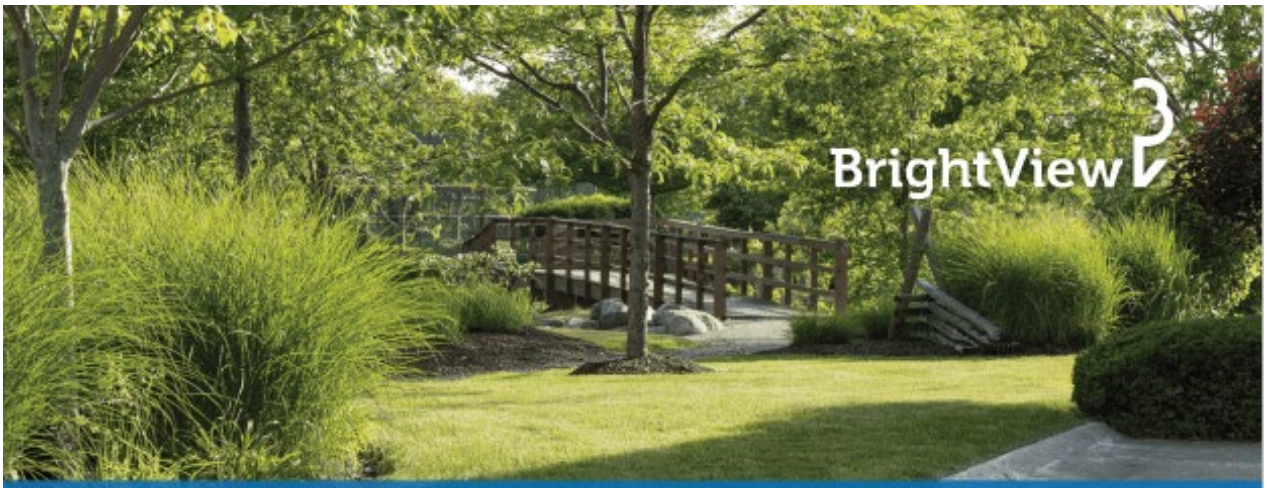
Blew off site and picked up trash.

Service Provided By: BrightView



Quality Site Assessment for Annabelle Island CDD
(Provided monthly for Annabelle Island CDD)

SAMPLE



Quality Site Assessment

Prepared for: **Bannon Lakes CDD**

General Information

DATE:	Wednesday, Jun 03, 2026
NEXT QSA DATE:	Wednesday, Jun 10, 2026
CLIENT ATTENDEES:	
BRIGHTVIEW ATTENDEES:	Brian Mercer

Customer Focus Areas

Roadsides, common areas, and entranceways.



QUALITY SITE ASSESSMENT

Bannon Lakes CDD

BrightView

Maintenance Items









1. Keep highly visible areas weed free. Photo taken at the outgoing entrance sign.
2. Keep highly visible areas weed free. Photo taken at incoming entrance sign.
3. Treat all rose varieties throughout the property for insects and disease. Fertilize all roses to encourage new growth and blooms.
4. Rejuvenation cutback needed on flax lilies at the main entrance to remove dead leaf material and to encourage new growth.

QUALITY SITE ASSESSMENT

Bannon Lakes CDD

Maintenance Items









5 Remove tall weeds and tree suckers from ornamental grass beds around all pond banks.

6 Remove dead shrubs and tree suckers from hedges. Photo taken at second median island near Duran Drive.

7 Provide a proposal to fill in all asiatic jasmine beds around the amenity area.

8 Remove dead shrubs around the amenity center.

QUALITY SITE ASSESSMENT

Bannon Lakes CDD

Maintenance Items









9 Keep trees lifted up per contract specifications. Photo near the pool area.

10 Cleanup freeze damaged plant material on crinum lilies and other plants around the property.

11 Remove tall tree suckers from hedges around the pool area.

12 Hand pull tall weeds from plant material around all focal areas.

QUALITY SITE ASSESSMENT

Bannon Lakes CDD

Maintenance Items

13



14



15



13 Investigate cause of struggling and dying podocarpus toward the back of the amenity center.

14 Cut out dead from juniper plants at the tennis courts.

15 Keep shrubs trimmed below the lettering at all monument signs.

QUALITY SITE ASSESSMENT

Bannon Lakes CDD

Recommendations for Property Enhancements









1. Many oak trees along Duran Drive have dead branches and limbs. Provide a tree proposal to selectively remove dead material.
2. Provide different planting options to replace all weak and struggling flax lily beds at the amenity center parking lot.
3. Provide different planting options to fill in missing plants and empty bed space.
4. Provide client with summertime seasonal flower planting options for the next flower rotation.

QUALITY SITE ASSESSMENT

Bannon Lakes CDD

Recommendations for Property Enhancements



5 Identify and propose to replace failing spray heads not going down that could be potential trip hazards. Photo taken along sidewalk leading to the dog park.



Sample of ArborCare using ArborNote. Each tree represents GPS location, type and health. Full property inventory of Annabelle Island CDD will be provided upon start of service.

BrightView

BrightView

TREE CARE SERVICES



- *Safety-First Operations*
- *Commercial Property Specialists*
- *ISA Certified Arborists*
- *Tree Care Industry Association Member*

March 19, 2026
Proposal #: 1267115

BrightView Tree Care
Branch Office #34610

Jacksonville, Florida
Charles Barker
Charles.Barker@brightview.com
tel:321-400-2264

Tree Care Service Address/Location
Del Webb Wildlight
160 Del Webb Parkway
Yulee, Florida 32097

Tree Care Service Billing Address
Bradley Long

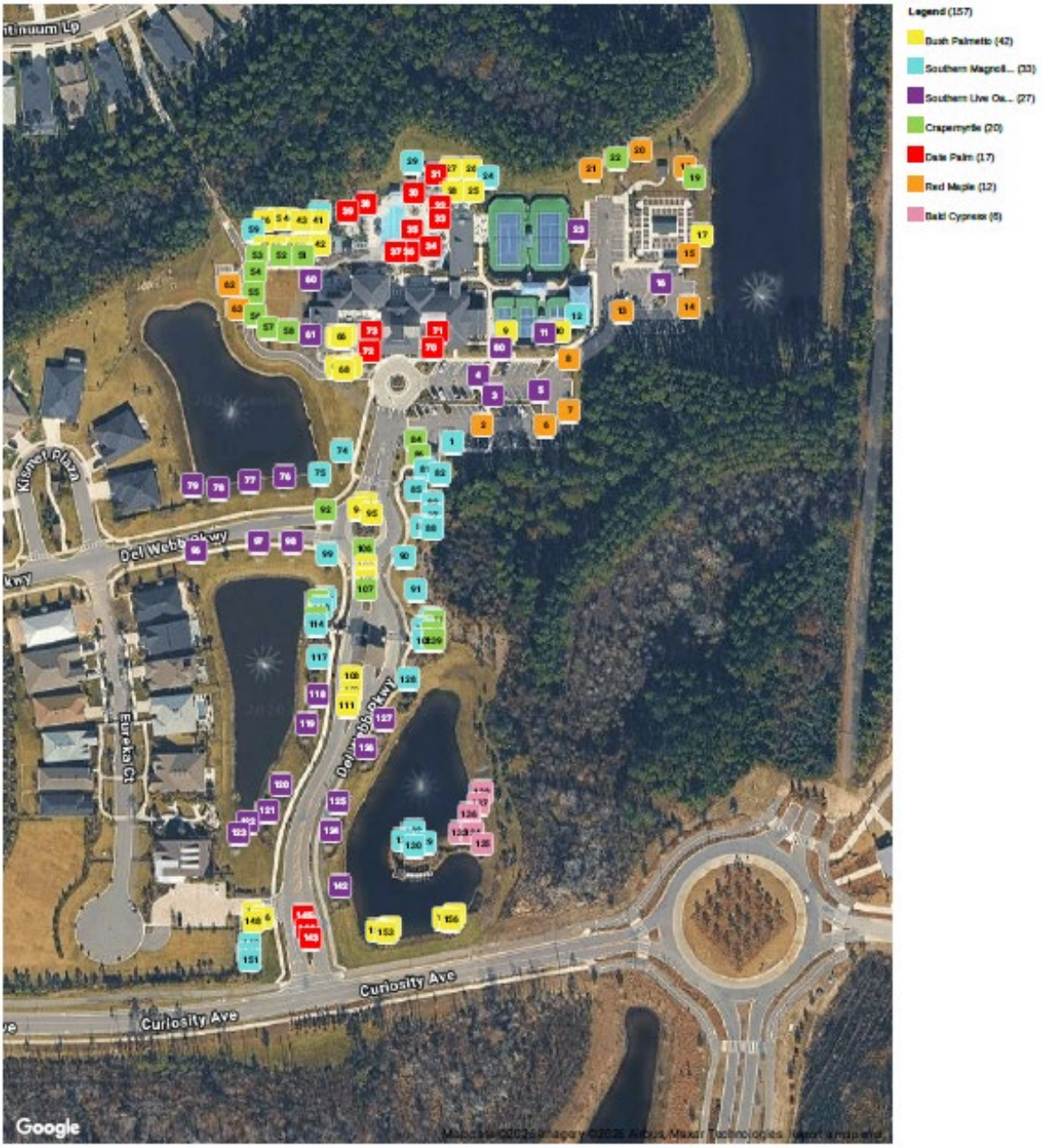
Proposed Tree Care Services

	Species	Qty	Objective	Price
	Bald Cypress *Taxodium distichum*	6	tree inventory	$0
	Bush Palmetto *Sabal minor*	42	tree inventory	$0
	Crapemyrtle *Lagerstroemia indica*	20	tree inventory	$0
	Date Palm *Phoenix dactylifera*	17	tree inventory	$0
	Red Maple *Acer rubrum*	12	tree inventory	$0
	Southern Live Oak *Quercus virginiana*	27	tree inventory	$0
	Southern Magnolia *Magnolia grandiflora*	33	tree inventory	$0
	Total			$0

BrightView

BrightView

Del Webb Wildlight



BrightView

Del Webb Wildlight

Del Webb Wildlight



March 17, 2026

Magnolia grandiflora ID# 1
Southern Magnolia



March 17, 2026

Acer rubrum ID# 2
Red Maple



March 17, 2026

Quercus virginiana ID# 3
Southern Live Oak



tree inventory



tree inventory



tree inventory

BrightView

Del Webb Wildlight

Del Webb Wildlight



March 17, 2026

Quercus virginiana ID# 4
Southern Live Oak



March 17, 2026

Quercus virginiana ID# 5
Southern Live Oak



March 17, 2026

Acer rubrum ID# 6
Red Maple



tree inventory



tree inventory



tree inventory

BrightView

Del Webb Wildlight

Del Webb Wildlight



March 17, 2026

Acer rubrum ID# 6
Red Maple



March 17, 2026

Acer rubrum ID# 7
Red Maple



March 17, 2026

Sabal minor ID# 9
Bush Palmetto



tree inventory



tree inventory



tree inventory

BrightView

Del Webb Wildlight

Del Webb Wildlight



March 17, 2026

Sabal minor ID# 10
Bush Palmetto



March 17, 2026

Magnolia grandiflora ID# 12
Southern Magnolia



March 17, 2026

Sabal minor ID# 17
Bush Palmetto



tree inventory



tree inventory



tree inventory

BrightView

Del Webb Wildlight

Del Webb Wildlight



March 17, 2026

Lagerstroemia indica ID# 19
Crapemyrtle



March 17, 2026

Lagerstroemia indica ID# 22
Crapemyrtle



March 17, 2026

Magnolia grandiflora ID# 24
Southern Magnolia



tree inventory



tree inventory



tree inventory

BrightView

Del Webb Wildlight

Del Webb Wildlight



March 17, 2026

Sabal minor ID# 28
Bush Palmetto



March 17, 2026

Phoenix dactylifera ID# 30
Date Palm



March 17, 2026

Phoenix dactylifera ID# 31
Date Palm



tree inventory
Dead recommend replacement



tree inventory



tree inventory

BrightView

Del Webb Wildlight

Del Webb Wildlight



March 17, 2026

Phoenix dactylifera ID# 36
Date Palm



March 17, 2026

Phoenix dactylifera ID# 37
Date Palm



March 17, 2026

Phoenix dactylifera ID# 39
Date Palm



tree inventory



tree inventory



tree inventory

BrightView

Del Webb Wildlight

Del Webb Wildlight



March 17, 2026

Lagerstroemia indica ID# 51
Crapemyrtle



March 17, 2026

Quercus virginiana ID# 61
Southern Live Oak



March 17, 2026

Phoenix dactylifera ID# 70
Date Palm



tree inventory



tree inventory
Early correction and definition of central leader is recommended for long term sustainability.



tree inventory

BrightView

Del Webb Wildlight

Del Webb Wildlight



March 17, 2026

Phoenix dactylifera ID# 71
Date Palm



March 17, 2026

Phoenix dactylifera ID# 72
Date Palm



March 17, 2026

Quercus virginiana ID# 80
Southern Live Oak



tree inventory



tree inventory



tree inventory
Early correction and definition of central leader is recommended for long term developmental health

BrightView

Del Webb Wildlight

Del Webb Wildlight



March 17, 2026

Sabal minor ID# 95
Bush Palmetto



March 17, 2026

Taxodium distichum ID# 136
Bald Cypress



March 17, 2026

Taxodium distichum ID# 138
Bald Cypress



tree inventory
Health concerns



tree inventory

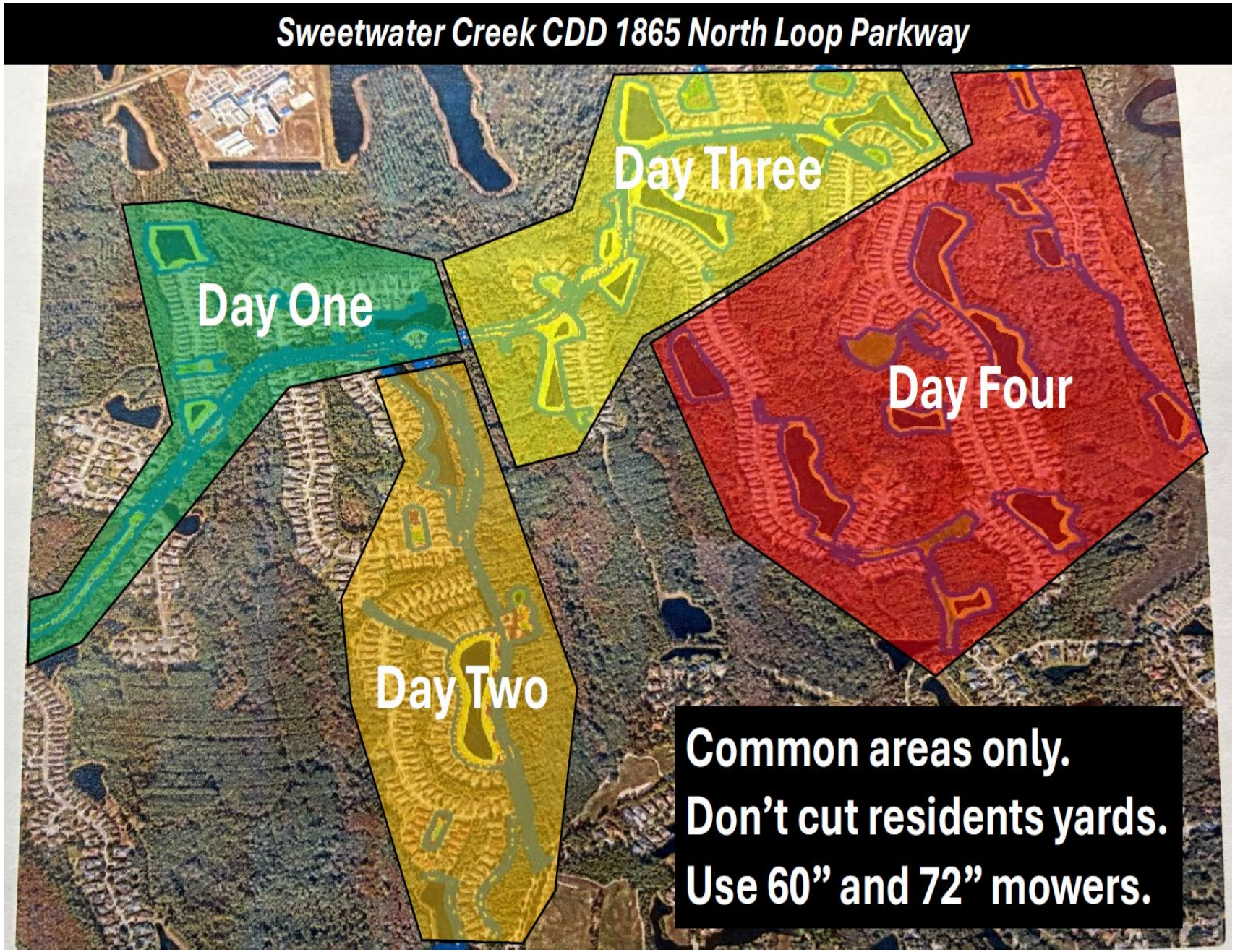


tree inventory



Sample Production Mapping for Annabelle Island CDD. This is performed prior to estimating to estimate the property properly. These maps will be laminated and located in every crew truck.

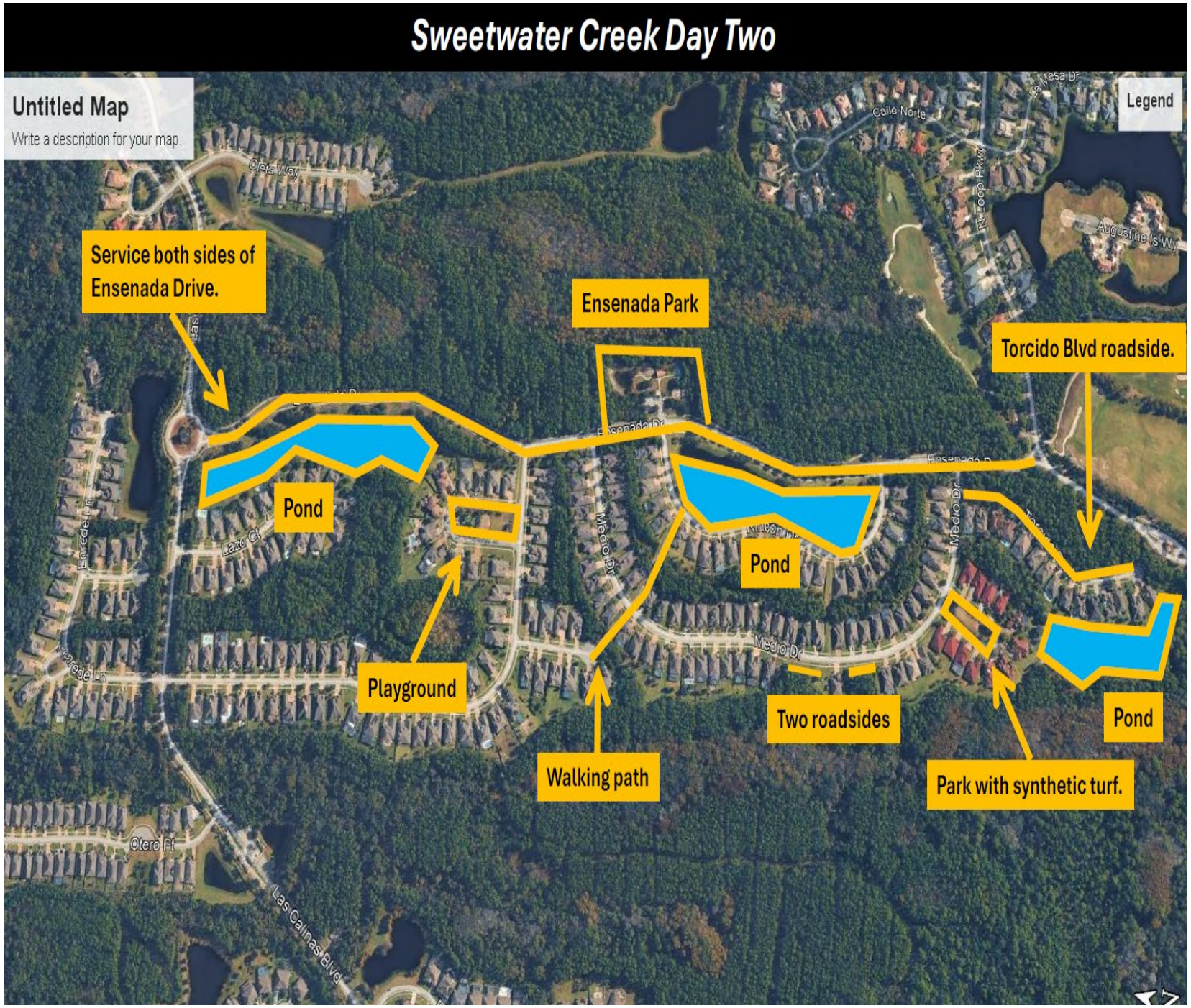
BrightView


Sweetwater Creek CDD 1865 North Loop Parkway
Day One
Day Two
Day Three
Day Four
Common areas only.
Don't cut residents yards.
Use 60" and 72" mowers.

Sweetwater Creek Day One



Sweetwater Creek Day Two



Sweetwater Creek Day Three




Sweetwater Creek Day Four
Untitled Map
Write a description for your map.
Rio Del Norte Blvd and Pantano Vista Way.
Pond
Pond
Pond
Pond
Rio Del Norte Blvd.
Pond
Pond
Large green space At cul-de-sac.
Pond
Pond
Pond
Pond
Green space with bike/golf cart path.
Pond
Legend
Google Earth

BrightView

Example of Irrigation Mapping


NATURE WALK
BOCCE BALL
22r
EVENT LAWN
23rn
3r
24S
CLUBHOUSE
21S
1S
2S
4S
RESORT POOL
5S
6S
C
9S
SPA
7S
8r
12r
11s
BARK PARK
TENNIS COURTS
10S
PICK
16S
17S
ITS
CART PARKING
COMMUNITY GARDEN
13S
15S
14r
20S
19S
18S
MAIL KIOSK


Del Webb Wildlight
Phase 2A
Phase 1
Phase 2B
Jubilee Circle
Continuum Loop
Ubiquity Way
Del Webb Parkway
Curiosity Blvd.
Amenity Center
Entrance Monument Sign
Gate House
10' Multi-Use Path
Tranquil Train Circle
Gaslight Place
Evening Point Lane
Goodwin Court
Ethereal Square
Uptick Court
68d
66s
67s
70s
71r
65s
63s
64s
40s
39s
61s
60s
57s
73s
72s
74s
75s
85r
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20s
30sr

BrightView™

Example of a Long-Term Client Partnership Program

CUSTOMER CONTRACT WORK

Customer Budget Worksheet

Date:____ 6/16/2025

Client Name: _____ [redacted]

Branch Name & No.: Jacksonville South/34610

Job Name: _____ [redacted]

Account Manager: __Chris Ernst

Job Number: _____ 570

ITEM	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Base Maitenance	$ 7,792	$ 7,792	$ 7,792	$ 7,792	$ 7,792	$ 7,793	$ 7,793	$ 7,793	$ 7,793	$ 7,793	$ 7,793	$ 7,793	93511.00
Turf and Plants agronomy	$953	$953	$953	$953	$953	$953	$953	$954	$954	$954	$954	$954	11441
Irrigation Inspections 12x	682	682	682	682	682	682	683	683	683	683	683	683	8190
Mulch 1x	4833	4833	4833	4833	4833	4833	4833	4833	4834	4834	4834	4834	58000
Palm Pruning	996	996	996	996	996	996	996	996	997	997	997	997	11956
Annuals	1137	1137	1137	1137	1137	1137	1137	1137	1138	1138	1138	1138	13648
									Monthly:	$ 16,399.00		Total	$196,746.00

Not included:

Parcel C maitenance 42x $55,000.00

Comments:

CUSTOMER ANCILLARY WORK

Customer Budget Worksheet

Date:____ 6/19/2025

Client Name: _____ [redacted]

Branch Name & No.: Jacksonville South/34610

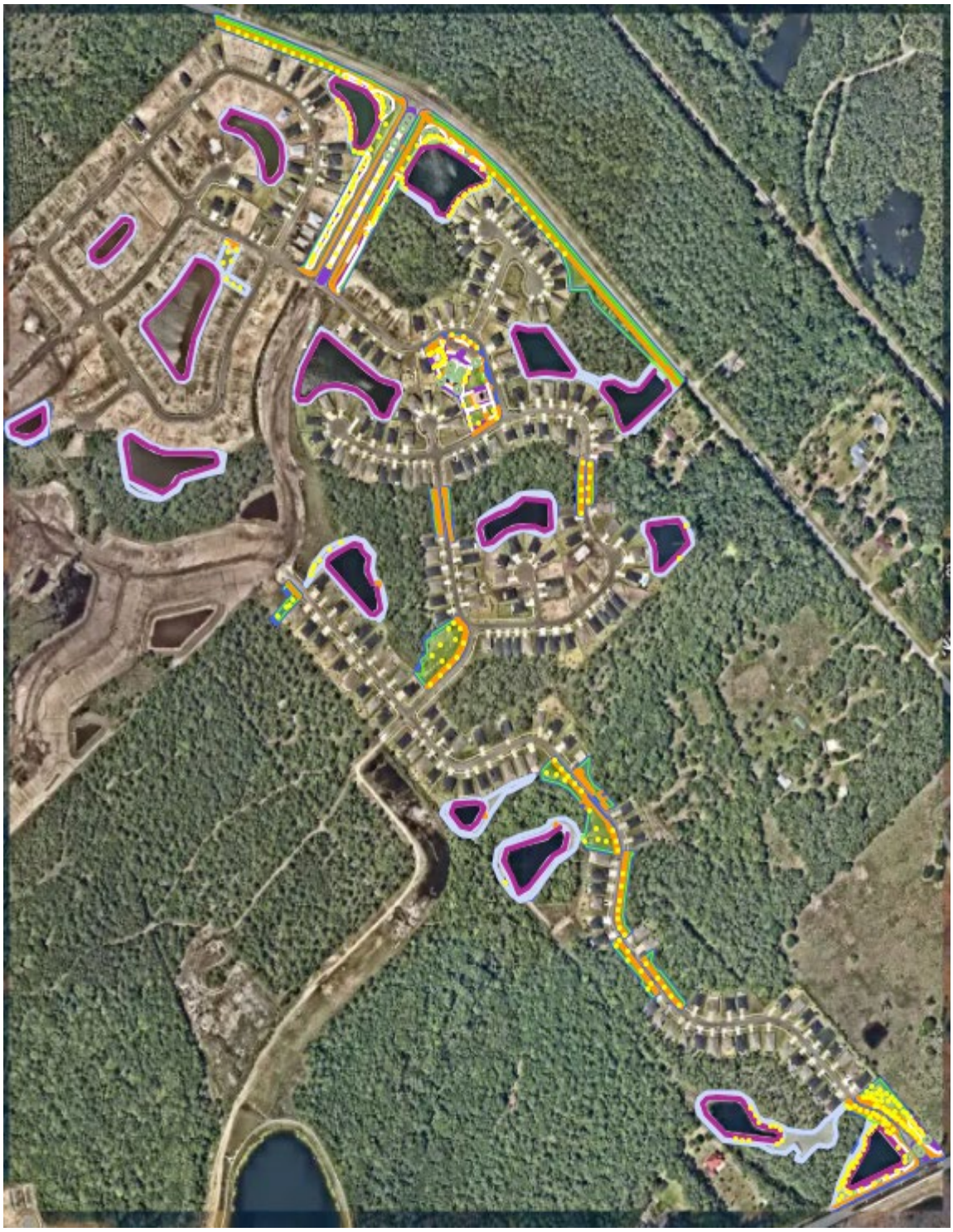
Job Name: _____ [redacted]

Account Manager: __Chris Ernst

Job Number: _____ 570

ITEM	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Irrigation Pump Service	$ 363	$ 363	$ 363	$ 500	$ 500	$ 500	$ 363	$ 363	$ 363	$ 363	$ 363	$ 363	$ 4,767.00
Irrigation out of contract repairs	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$ 12,000.00
Cottage upgrades				50,000									$ 50,000.00
Apartment building upgrades					31500								$ 31,500.00
Clubhouse, berms, and micellaneous upgrades			48000										$ 48,000.00
Dead oak tree removal	7000												$ 7,000.00
Bark treatments for large oak tree	1200			1200			1200			1200			$ 4,800.00
Tree ring removals		36000											$ 36,000.00
Air spading of 13 large oak trees		4800											$ 4,800.00
Turf aeration and top dressing			12800										$ 12,800.00
Sulfur turf application			3500		3500		3500						$ 10,500.00
Soil mix for flowers	1000									1000			$ 2,000.00
												Total:	$ 224,167.00

PROPERTY MAP



BrightView Horticultural Calendar

Jacksonville

	Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52
	Horticulture Activities	January				February				March				April				May					June				July					August				September					October				November				December			
1	**Turf**																																																					
2	Mow																																																					
6	**Ornamental**																																																			
	Shrub cut backs (Azaleas)																																																			
9	Tree stake removal	On Going all year long																																																			
10	Limb ups																																																			
16	Ornamental grass shearing																																																			
17	Shub prunning																																																			
	Seasonal Color																																																			
20	4 changes																																																			
21	**Agronomic Program (Turf)**																																																			
22	24-0-10 with pre m																																																			
23	10-0-20 plus Talastar																																																			
24	30-0-17 plus Talstar/Arena																																																			
25	24-0-11																																																			
26	Bfren for Chinchbug Spot treatments																																																			
27	Lontrel /Mansion/Q-silver for turf weeds																																																			
	Optional turf weed is 24D Amine																																																			
32																																																				
33	**Ornamental Program**																																																			
34	Fertilization 13-0-13																																																			
35	Insect control as needed																																																			
36	Growth Regulator Cutless/Atrimmec																																																			
40	Merit Drench Axaleas, Crepes,etc.																																																			
41	Pre-emergent (beds)Snapshot/AqaCap																																																			
43	**Irrigation**																																																			
45	Summer adjustments																																																			
	Significantly reduce irrigation																																																			

	Turf
	Ornamental
	Seasonal Color
	Agronomic Turf
	Ornamental Program
	Irrigation
0	Order material

Legend



Certifications

BrightView

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Brightview Landscape Services, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
11530 Davis Creek Court

Requester's name and address (optional)

6 City, state, and ZIP code
Jacksonville FL 32256

7 List account number(s) here (optional)

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. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
[ ][ ][ ] - [ ][ ] - [ ][ ][ ][ ]

or

Employer identification number
9 5 - 4 1 9 4 2 2 3

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 6/28/2022

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*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

BrightView

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
10/02/2025

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).

Holder Identifier : BC

PRODUCER	CONTACT NAME:	
Aon Risk Services Central, Inc. Philadelphia PA Office 100 North 18th Street 15th Floor Philadelphia PA 19103 USA	PHONE (A/C, No, Ext): (866) 283-7122	FAX (A/C, No.): (800) 363-0105
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
BrightView Landscape Services, Inc. Location #34670 1854 West Road Jacksonville FL 32216 USA	INSURER A: ACE American Insurance Company	22667
	INSURER B: American Guarantee & Liability Ins Co	26247
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 570094766332 **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,

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	Y		XSLG72473826001 SIR applies per policy terms & conditions	10/01/2025	10/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$2,000,000 $2,000,000 $10,000 $2,000,000 $5,000,000 $5,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			ISA H25581593	10/01/2025	10/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$5,000,000
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION			AUC508596817	10/01/2025	10/01/2026	EACH OCCURRENCE AGGREGATE	$3,000,000 $3,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WLRC67804041 WC - AOS SCFC67804089 WC - WI	10/01/2025 10/01/2025	10/01/2026 10/01/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	$2,000,000 $2,000,000 $2,000,000

Certificate No : 570094766332

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

Staff, consultants and supervisors are included as Additional Insured in accordance with the policy provisions of the General Liability policy.

CERTIFICATE HOLDER	CANCELLATION
	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 Aon Risk Services Central, Inc.

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State of Florida

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF339675

RODNEY HICKS

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

In Testimony Whereof, Witness this signature at Tallahassee, Florida on June 13, 2023

WILTON SIMPSON
Commissioner of Agriculture

Chief, Bureau of Licensing and Enforcement

FDACS 13618, 06/01



FLORIDA GREEN INDUSTRIES

Certificate

Awarded to

CHRIS CHARBONNEAU

Certifying The Completion of 6 Training Hours on
the Topic of Green Industries Best Management
Practices on July 6th 2007

TRAINED AND CERTIFIED in THE

BEST MANAGEMENT PRACTICES

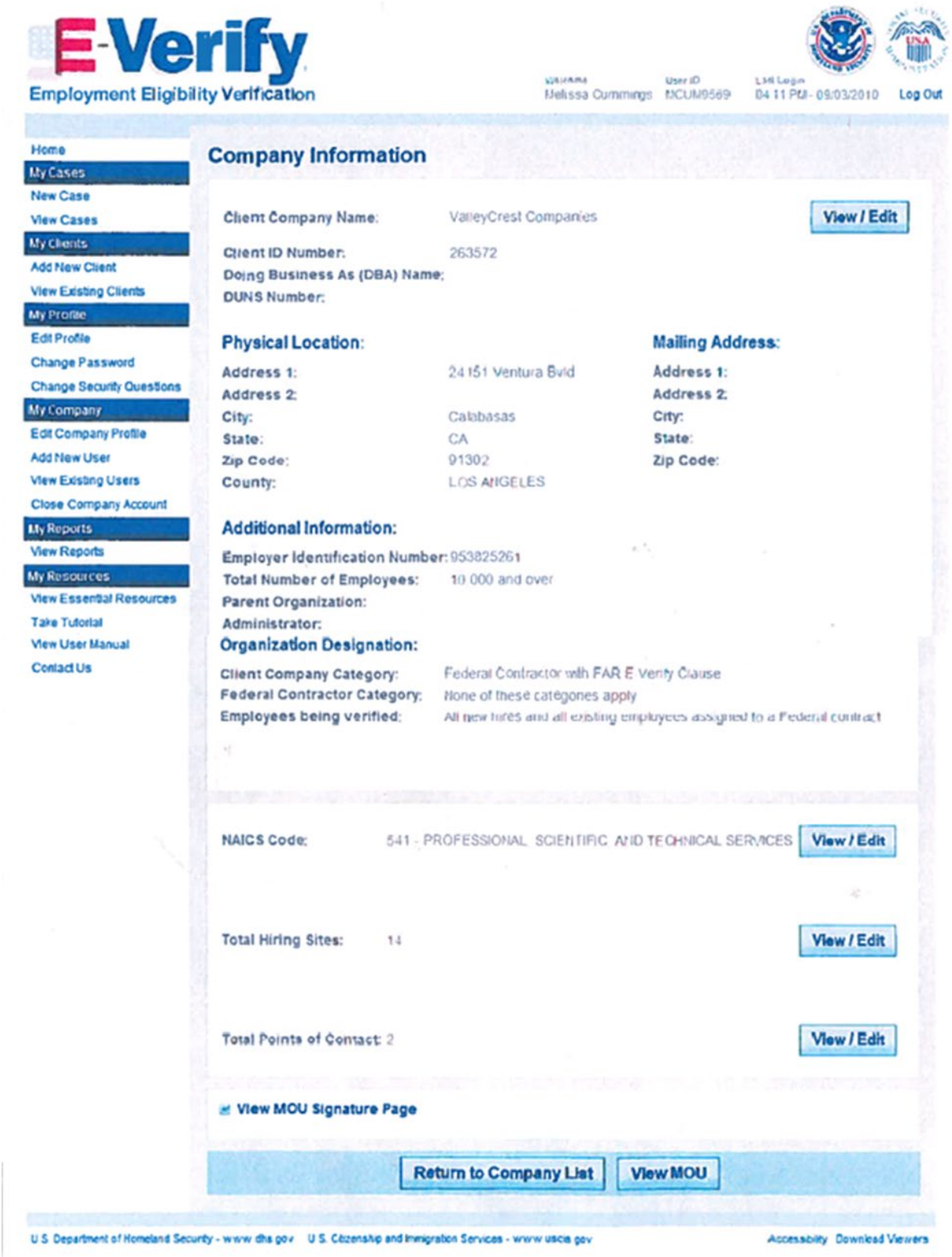
Terril A. Nell, Chair,
Environmental Horticulture

UNIVERSITY OF FLORIDA
IFAS EXTENSION

Laurie E. Trenholm,
Urban Turfgrass Specialist

for the PROTECTION OF WATER RESOURCES in FLORIDA

BrightView


E-Verify
Employment Eligibility Verification
Melissa Cummings
MCUM9569
04:11 PM - 09/03/2010
Log Out
Home
My Cases
New Case
View Cases
My Clients
Add New Client
View Existing Clients
My Profile
Edit Profile
Change Password
Change Security Questions
My Company
Edit Company Profile
Add New User
View Existing Users
Close Company Account
My Reports
View Reports
My Resources
View Essential Resources
Take Tutorial
View User Manual
Contact Us
Company Information
Client Company Name: ValleyCrest Companies
View / Edit
Client ID Number: 263572
Doing Business As (DBA) Name:
DUNS Number:
Physical Location:
Address 1: 24151 Ventura Blvd
Address 2:
City: Calabasas
State: CA
Zip Code: 91302
County: LOS ANGELES
Mailing Address:
Address 1:
Address 2:
City:
State:
Zip Code:
Additional Information:
Employer Identification Number: 953825261
Total Number of Employees: 10 000 and over
Parent Organization:
Administrator:
Organization Designation:
Client Company Category: Federal Contractor with FAR E Verify Clause
Federal Contractor Category: None of these categories apply
Employees being verified: All new hires and all existing employees assigned to a Federal contract
NAICS Code: 541 - PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES
View / Edit
Total Hiring Sites: 14
View / Edit
Total Points of Contact: 2
View / Edit
View MOU Signature Page
Return to Company List
View MOU
U.S. Department of Homeland Security - www.dhs.gov
U.S. Citizenship and Immigration Services - www.uscis.gov
Accessibility
Download Viewers

BrightView



IRRIGATION SPRINKLER

St. Johns County

Authorized Contractor

License No: BL-5603

HICKS, RODNEY

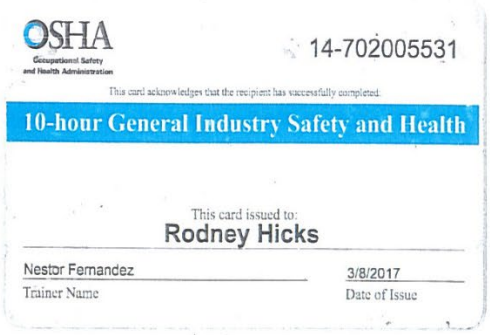
BRIGHTVIEW LANDSCAPE SERVICES INC

DOB: 4/24/1980

Issued: 2/12/2018

Expires: 9/30/2019

** License valid through expiration date, unless sooner disqualified **



OSHA Occupational Safety and Health Administration

14-702005531

This card acknowledges that the recipient has successfully completed

10-hour General Industry Safety and Health

This card issued to:

Rodney Hicks

Nestor Fernandez — Trainer Name

3/8/2017 — Date of Issue



Jacksonville Where Florida Begins.

License Certificate

This is to certify that HICKS RODNEY Y

is the qualifying agent for BRIGHTVIEW LANDSCAPE SERVICES, INC

and had met all the requirements of law and this Board and is certified as a IRRIGATION CONTRACTOR

contractor expires SEPTEMBER 30, 2019

No. I - 310

Date Issued: 2/12/2018

Ronald Andrews

CHAIRMAN



FDOT

This Certifies that

Rodney Y. Hicks

Has Completed a Florida Department of Transportation Approved Maintenance of Traffic (MOT) Intermediate

Date Expires 02/09/2019 Certificate # 4680

Instructor William A. Burkhart FDOT Provider # 125

Florida Association of Safety Councils

Phone: 877-413-3272

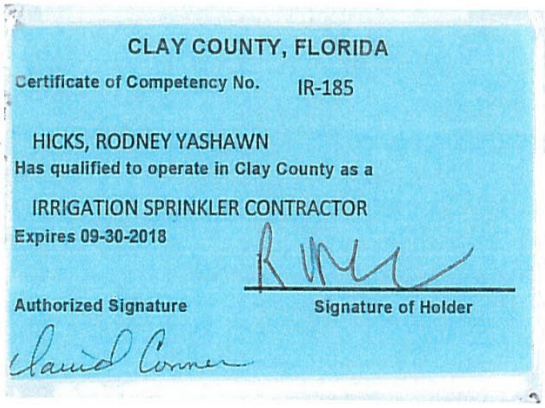
4152 W. Blue Heron Blvd. #110

Riviera Beach, FL

fascsafety.org

sherrie@sunshinesafety.org

FASC FLORIDA ASSOCIATION OF SAFETY COUNCILS



CLAY COUNTY, FLORIDA

Certificate of Competency No. IR-185

HICKS, RODNEY YASHAWN

Has qualified to operate in Clay County as a

IRRIGATION SPRINKLER CONTRACTOR

Expires 09-30-2018

Authorized Signature

David Conner

Signature of Holder

Our Eye Is Always on Quality and Continuous Improvement

Our team management will review your property periodically to ensure our crew is meeting quality standards and your expectations. This internal review process is an important element of our quality assurance and continuous improvement programs. The crew takes these reports very seriously as they impact their compensation.





Your Complete Satisfaction is Our #1 Goal

We judge our success by the complete satisfaction of our customers. Every member of your landscape team will strive to earn your trust and loyalty through a proactive relationship in which we consistently perform work of the highest quality with unmatched responsiveness. To meet this goal, we continually collect feedback through a comprehensive customer satisfaction program. We use the valuable insight gained through our survey program to determine system improvements and guide the content of our employee training program.

B.

PROJECT MANUAL

FOR

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

ANABELLE ISLAND
COMMUNITY
DEVELOPMENT DISTRICT

JUNE 19, 2026

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

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1. Notice

2. Instructions to Proposers

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   ii. Personnel and Equipment
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7. Sworn Statement Regarding Scrutinized Companies

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ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

Notice is hereby given that the Anabelle Island Community Development District ("District") will accept proposals from all qualified companies interested in providing landscape and irrigation maintenance services for the District. This is an informal request for proposals and no protest rights shall be available to bidders.

The Project Manual will be available beginning June 19, 2026, at 5:00 p.m. (EDT). Proposers may obtain an electronic version of the Project Manual by requesting a copy via e-mail from the District Manager, Marilee Giles, at mgiles@gmsnf.com.

A pre-proposal meeting will be held on June 26, 2026, at 10:00 a.m. (EDT), at the Anabelle Island CDD Amenity Center, 2355 Dallas Creek Ln., Green Cove Springs, FL 32043. In order to submit a proposal, each proposer must (1) be authorized to do business in Florida (2) hold all required county, state, and federal licenses in good standing; and (3) have at least five (5) years of experience with landscape and irrigation maintenance projects of similar size to the District's project. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have attended the pre-proposal meeting and registered with the District.

Firms desiring to submit proposals must submit one (1) original hard copy and one (1) Adobe PDF file on a flash drive no later than Aug 5, 2026, at 3:00 p.m. (EDT) to Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: Marilee Giles. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as "Anabelle Island Community Development District Landscape and Irrigation Maintenance Services Proposal." Proposals received after the time and date stipulated above may be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities, or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager, Marilee Giles at mgiles@gmsnf.com, with a copy to the Operations Manager Jay Soriano, jsoriano@gmsnf.com and District Counsel, Lindsay Moczynski at Lindsay@cddlawyers.com. Questions must be submitted on or before 5:00 p.m. on Monday, July 24, 2026 (EDT).

Anabelle Island Community Development District

Anabelle Island COMMUNITY DEVELOPMENT DISTRICT
INSTRUCTIONS TO PROPOSERS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

1. DUE DATE. Sealed proposals ("Proposals"), including one (1) original hard copy and one (1) Adobe PDF file on a flash drive, must be received no later than August 5, 2026 at 3:00 p.m. at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092, Attention: Marilee Giles. Proposals for the Anabelle Island Community Development District ("District") work shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as "Anabelle Island Community Development District Landscape and Irrigation Maintenance Services Proposal." Proposals may be either mailed or hand-delivered. Proposals received after the time and date stipulated above will not be considered. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's discretion. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this Request for Proposal ("RFP") shall be borne by the proposer.

2. SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
Friday, June 19, 2026 at 5:00 p.m. (EDT)	RFP Available
Friday, June 26, 2026 at 10:00 a.m. (EDT)	Pre-Proposal Meeting
Friday, July 24, 2026 at 5:00 p.m. (EDT)	Deadline for Questions
Wednesday, August 5, 2026 at 3:00 p.m. (EDT)	Proposals Due
Wednesday, August 19, 2026 at 2:00 p.m. (EDT)	Proposal evaluation at CDD Meeting

3. PRE-PROPOSAL MEETINGS. There will be a pre-proposal meeting beginning at 10:00 a.m. on June 26, 2026, and located at the Anabelle Island CDD Amenity Center, 2355 Dallas Creek Lane, Green Cove Springs, FL 32043. Proposers that are unable to attend the pre-proposal meeting are encouraged to contract Jay Soriano at jsoriano@gmsnf.com to make arrangements to visit the site.

4. SIGNATURE ON PROPOSAL. Each proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

5. FAMILIARITY WITH THE PROJECT. The proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having examined the project site, the location of all proposed work and for having satisfied himself from its own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the proposer may

include in the prices which the proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of proposal submission and through the time of contract award and the start of any work under the contract. The proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the proposer shall not interfere with work done by such other contractors.

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

6. FAMILIARITY WITH THE LAW. By submitting a Proposal, the proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work as well as the District's operating rules and procedures. Ignorance on the part of the proposer will in no way relieve it from responsibility to perform the work covered by the Proposal in compliance with all such laws, ordinances, and regulations.

7. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District.

8. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to the District Manager, Marilee Giles at mgiles@gmsnf.com, with a copy to the Operations Manager Jay Soriano, jsoriano@gmsnf.com and District Counsel, Lindsay Moczynski at Lindsay@cddlawyers.com. Interpretations or clarifications considered necessary in response to such questions will be issued by addenda and delivered to all parties recorded as having received the Project Manual. Any inquiry or request for interpretation received before **Friday, July 24, 2026, at 5:00 p.m.** will be given consideration. Questions will be answered only by formal written addenda and will be binding. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening. The District reserves the right, in its sole discretion, to determine which questions will be answered. No inquiries will be accepted from subcontractors; the proposer shall be responsible for all queries.

9. SUBMISSION OF PROPOSAL. Proposals, including one (1) original hard copy and one (1) Adobe PDF file on a flash drive, shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall clearly identify the project as "Anabelle Island Community Development District Landscape and Irrigation Maintenance Services Proposal." All costs to prepare and submit a response shall be borne by the proposer.

10. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

11. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the proposer in accordance with the Project Manual.

12. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

A. A completed and executed Proposal Form, with all of parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, the Sworn Statement Regarding Scrutinized Companies, and the Anti-Human Trafficking Affidavit.

B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.

C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

D. Information related to other projects of similar size and scope for which proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

E. At least three references from projects of similar size and scope. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

F. A narrative description of the proposer's approach to providing the services as
described in the scope of services provided herein.

G. Completed Proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and

annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

13. INSURANCE. All proposers shall include as part of their Proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

14. FINANCIALS. In evaluating and scoring the Proposals, the District will consider the financial capability of each proposer, and as such each proposer should submit relevant information regarding financial capability. In the event the proposer is notified of award, the District may in its sole discretion require that the proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

15. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all Proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in Proposals as it is deemed in the best interests of the District.

16. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the proposer shall enter into and execute a contract in substantially the form included in the Project Manual. If a proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. The District reserves the right to award by items, groups of items, or total Proposal.

17. INDEMNIFICATION. The successful proposer shall fully indemnify, defend, and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs, and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

18. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

19. EVALUATION OF PROPOSALS. The Proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112 of the *Florida Statutes* will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the proposers, prior to executing a contract agreement. During this time, all provisions of the submitted Proposal must be in effect, including pricing. The District may visit the proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

20. COLLUSION. Proposers shall be disqualified and their Proposals rejected if the District has reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

21. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

22. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

23. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is

understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the proposer's authorized signature affixed to the proposal attests to this.

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel & Equipment **(20 Points Possible)**

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience **(20 Points Possible)**

This category addresses past & current record and experience of the proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP **(15 Points Possible)**

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity **(5 Points Possible)**

This category addresses whether the proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District such as audited financial statements, or similar information.

5. Price **(25 Points Possible)**

A full twenty-five (25) points will be awarded to the proposer submitting the lowest bid for the Contract Amount. AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD AND FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor “A” turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor “B” turns in a bid of $265,000. Bid “A” is divided by Bid “B” then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor “B” will receive 19.81 of 25 possible points. Contractor “C” turns in a bid of $425,000. Bid “A” is divided by Bid “C” then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor “C” will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers **(15 Points Possible)**

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor’s field measurements) provided, as well as unit costs from the additional schedules.

Proposer’s Total Score **(100 Points Possible)**

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Clay

Before me, the undersigned authority, appeared the affiant, Clay Manucy, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for Ruppert Landscape ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Anabelle Island Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. 1 dated 7/23/26

Addendum No. 2 dated 7/27/26

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer does not have any right to challenge any matter relating to the Project Manual, including but not limited to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 5th day of August, 2026.

Proposer: Ruppert Landscape
By: Clay Manucy
Title: Business Developer

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 5th day of August, 2026, by Clay Manucy of Ruppert Landscape, who is personally known to me or who has produced Drivers License as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Ruppert Landscape LLC

Street Address 2105 Harbor Lake Drive

P. O. Box (if any) 5000-18 Hwy 17 #235

City Fleming Island State Florida Zip Code 32003

Telephone 904-778-1030 Fax no. _____

1st Contact Name Clay Manucy Title Business Developer

2nd Contact Name Anthony Bretz Title Branch Manager

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

  Proposer's Corporate Form: LLC
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? Maryland Date 4/7/2003

  Is the Proposer in good standing with that State? Yes ✓ No ___

  If no, please explain _____

  _____

  _____

  Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ✓ No ___

  If no, please explain _____

  _____

  _____

- *What are the Proposer's current insurance limits?*

General Liability	$ 2,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	4/01/2027

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

  _____

  _____

  _____

  _____

  _____

  _____

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address 2105 Harbor Lake Drive

  P. O. Box (if any) _____

  City Fleming Island State Florida Zip Code 32003

  Telephone 904-778-1030 Fax no. _____

  1st Contact Name Clay Manucy Title Business Developer

  2nd Contact Name Anthony Bretz Title Branch Manager

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  1 Supervisors, who will be onsite 2 days per week;
  1 Technical personnel, who will be onsite 3 days per month; and
  5 Laborers, who will be onsite 2 days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: Anthony Bretz

  Position / Certifications: Branch Manager/Certified Pest Control Operator

  Duties / Responsibilities: Oversight of agronomic plan

  % of Time to Be Dedicated to This Project: 10 %

  Please describe the person's role in other projects on behalf of the Proposer:

  Project Name/Location: _____

Contact:_____

Contact Phone: _____

Project Type/Description: _____

Duties/Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

_____

_____

_____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No X For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities:_____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location:_____

Contact:_____

Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

_____

_____

_____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

  I-9 verification and 5 year background

  _____

  _____

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS

PROPOSER: Ruppert Landscape DATE: 8/5/26

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Rob Huether	Regional Manager		Ponte Vedra, FL
Anthony Bretz	Branch Manager		Ponte Vedra, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Ruppert Landscape $17,206 DATE: 8/5/26

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Oscar Miranda	Area Manager	Oversee production, customer relations and operations	Fleming Island		5 years	14 Years
Vincent Crespo	Field Manager	Supervise on-site maintenance crews	Fleming Island		4 years	4 years
Kyle Carasea	Enhancement Manager	Manages all Enhancments completed on property	Fleming Island		2 Years	15 years
Joseph Miletello	Irrigation Manager	Manages Irrigation crews During inspections and repairs	Fleming Island		8 months	26 years
Colleen Ryan	Branch Admin	General accounting and office management	Fleming Island		18 years	28 years

COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: Ruppert Landscape DATE: 8/5/26

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
	See attached major equipment		

PROPOSAL FORM PART
III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes X No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):*

  Project Name/Location: The Crossings @ Eagle Harbor CDD

  Contact: Steve Anderson

  Contact Phone: 904-509-6445

  Project Type/Description: All inclusive CDD

  Dollar Amount of Contract: $791,189

  Scope of Services for Project: Full landscape maintenance, 4 seasonal color rotations, annual mulch and pinestraw, monthly irrigation inspections and repairs, fertility program

  Dates Serviced: Last 20 years

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

  2025 = $10,000,000

  2024 = $8,500,000

  2023 = $7,000,000

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: Fleming Island Plantation

Contact: Margaret Alfano Contact Phone: 904-305-1047

Project Type/Description: CDD

Dollar Amount of Contract: $687,000

How was the project similar to this project? Large all inclusive CDD

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Mowing, fertilization, pest control, seasonal color, mulch/pinestraw, irrigation inspections and repair

List of equipment used on site: See attached

List of subcontractors used:

Is this a current contract? Yes ✓ No ___

Duration of contract: 6 years

- *(Information regarding similar projects – continued)*

Project Name/Location: Trout Creek CDD

Contact: Belynda Tharpe Contact Phone: 864-905-2425

Project Type/Description: All inclusive CDD

Dollar Amount of Contract: $402,503

How was the project similar to this project? Large all inclusive CDD

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Mowing, fertilization, pest control, seasonal color, mulch/pinestraw, irrigation inspections and repair

List of equipment used on site: See attached

List of subcontractors used:

Is this a current contract? Yes ✓ No ___

Duration of contract: 2 years

- *(Information regarding similar projects – continued)*

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  How was the project similar to this project? _____

  _____

  _____

  _____

  Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

  _____

  _____

  _____

  _____

  List of equipment used on site: _____

  _____

  _____

  List of subcontractors used: _____

  _____

  _____

  Is this a current contract? Yes ___ No ___

  Duration of contract: _____

- *(Information regarding similar projects – continued)*

  Project Name/Location:_____

  Contact:_____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  How was the project similar to this project? _____

  _____

  _____

  _____

  Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

  _____

  _____

  _____

  _____

  List of equipment used on site: _____

  _____

  _____

  List of subcontractors used: _____

  _____

  _____

  Is this a current contract? Yes ___ No ___

  Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes _____ No ✓ For each such incident, please provide the following information (attach additional sheets as needed):*

  Project Name/Location: _____

  Contact: _____ Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  Scope of Services for Project: _____

  _____

  _____

  _____

  Dates Serviced: _____

  Reason for Termination: _____

  _____

  _____

  _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ✓*

  If yes, please describe each violation, fine, and resolution _____

  _____

  What is the Proposer's current worker compensation rating?

  _____

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ✓

  If yes, please describe each incident _____

  _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes ___ No ✓ If yes, please provide:*

  The names of the entities _____

  The state(s) where barred or suspended _____

  The period(s) of debarment or suspension _____

  Also, please explain the basis for any bar or suspension:

  _____

  _____

  _____

  _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  _____

  _____

  _____

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

$17,

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (✓) If yes, provide the following:*

  Identify the Case # and Tribunal:

  Describe the Nature of the Action:

  Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes (_) No (✓) If yes, please explain:*

_____

_____

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes (_) No (✓) If yes, please explain:*

_____

_____

_____

_____

_____

PROPOSAL FORM PART IV –
PRICING

October 1, 2026 thru September 30, 2027

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$87,743.22
2. Pruning (Shrubs and Trees)	$11,286.23
3. Palm Pruning	$3,765.32
4. Cleaning litter, bogus signs	$4,400
5. Pesticide/Fertilization Application	$16,377.81
6. Irrigation Inspections and Repairs	$18,813.01
7. Mulch Installation	$26,088.00
8. Annual Flower Rotation	$3,230.77
9. Certified Playground Mulch Maintenance and Replenishment	Quote On Request
Total Proposal Price (Items 1-9)	$171,704.36

Proposal Summary By Month (Reflect seasonal variations by month)

October	$14,308.70
November	$14,308.70
December	$14,308.70
January	$14,308.70
February	$14,308.70
March	$14,308.70
April	$14,308.70
May	$14,308.70
June	$14,308.70
July	$14,308.70
August	$14,308.70
September	$14,308.70

PROPOSAL PRICING

October 1, 2027 through September 30, 2028

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$89,936.80
2. Pruning (Shrubs and Trees)	$11,568.39
3. Palm Pruning	$3,859.45
4. Cleaning litter, bogus signs	$4510.00
5. Pesticide/Fertilization Application	$16,787.25
6. Irrigation Inspections and Repairs	$19,283.34
7. Mulch Installation	$26,740.20
8. Annual Flower Rotation	$3,311.54
9. Certified Playground Mulch Maintenance and Replenishment	Quote On Request
Total Proposal Price (Items 1-9)	$175,996.97

Proposal Summary By Month (Reflect seasonal variations by month)

October	$14,666.41
November	$14,666.41
December	$14,666.41
January	$14,666.41
February	$14,666.41
March	$14,666.41
April	$14,666.41
May	$14,666.41
June	$14,666.41
July	$14,666.41
August	$14,666.41
September	$14,666.41

PROPOSAL PRICING

October 1, 2028 through September 31, 2029

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$92,185.22
2. Pruning (Shrubs and Trees)	$11,857.60
3. Palm Pruning	$3,955.94
4. Cleaning litter, bogus signs	$4,622.75
5. Pesticide/Fertilization Application	$17,206.93
6. Irrigation Inspections and Repairs	$19,765.42
7. Mulch Installation	$27,408.70
8. Annual Flower Rotation	$3,394.33
9. Certified Playground Mulch Maintenance and Replenishment	Quote On Request
Total Proposal Price (Items 1-9)	$180,396.89

Proposal Summary By Month (Reflect seasonal variations by month)

October	$15,033.07
November	$15,033.07
December	$15,033.07
January	$15,033.07
February	$15,033.07
March	$15,033.07
April	$15,033.07
May	$15,033.07
June	$15,033.07
July	$15,033.07
August	$15,033.07
September	$15,033.07

PROPOSAL PRICING

October 1, 2029 through September 30, 2030

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$94,489.85
2. Pruning (Shrubs and Trees)	$12,154.04
3. Palm Pruning	$4,054.84
4. Cleaning litter, bogus signs	$4,738.32
5. Pesticide/Fertilization Application	$17,637.10
6. Irrigation Inspections and Repairs	$20,259.55
7. Mulch Installation	$28,093.92
8. Annual Flower Rotation	$3,479.19
9. Certified Playground Mulch Maintenance and Replenishment	Quote On Request
Total Proposal Price (Items 1-9)	$184,906.81

Proposal Summary By Month (Reflect seasonal variations by month)

October	$15,408.90
November	$15,408.90
December	$15,408.90
January	$15,408.90
February	$15,408.90
March	$15,408.90
April	$15,408.90
May	$15,408.90
June	$15,408.90
July	$15,408.90
August	$15,408.90
September	$15,408.90

PROPOSAL PRICING

October 1, 2030 through September 30, 2031

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$96,852.10
2. Pruning (Shrubs and Trees)	$12,457.90
3. Palm Pruning	$4,156.21
4. Cleaning litter, bogus signs	$4,856.78
5. Pesticide/Fertilization Application	$18,078.03
6. Irrigation Inspections and Repairs	$20,766.04
7. Mulch Installation	$28,796.27
8. Annual Flower Rotation	$3,566.17
9. Certified Playground Mulch Maintenance and Replenishment	Quote On Request
Total Proposal Price (Items 1-9)	$189,529.50

Proposal Summary By Month (Reflect seasonal variations by month)

October	$15,794.13
November	$15,794.13
December	$15,794.13
January	$15,794.13
February	$15,794.13
March	$15,794.13
April	$15,794.13
May	$15,794.13
June	$15,794.13
July	$15,794.13
August	$15,794.13
September	$15,794.13

Additional Pricing Information

Please provide prices for the following items. Some items require a unit price while others require a unit price and total. On these items a specific number of units has been indicated. This is what is required to complete job to contractual specifications and should be bid accordingly.

SOD/SEED/MULCH:		**Unit Price**	**Total Cost**
Sodded Argentine Bahia Lawn, SF Stripped and Installed		$1.01 S/F	
Sodded St Augustine Lawn, SF Stripped and Installed		$1.82 S/F	
Pine Straw		$9.75	*per bale
3" Deep Pine Bark (2 x annually)	250 C/Y per application	$75 per Yard	$18,750
3" Deep Cert. Playground Mulch (per specs.)	200 C/Y per application	$105 Per yard	$21,000
St. Augustine (stripped and laid)		$725 Per Pallet	

* Pine straw bales may be traded off as credit for pine bark mulch

SHRUBS/TREES:		**Unit Price**	**Total Cost**
1 Gallon plants	160	$11.50	$1840.00
3 Gallon plants	80	$17.25	$1,380.00
Agapanthus (1Gal)		$11.50	
Azalea (3 Gal)		$17.25	
Ligustrum (3 Gal)		$17.25	
Loropetalum (3 Gal)		$17.25	
Lantana (1 Gal)		$11.50	
Holly (3 Gal)		$17.25	
Ligustrum Tree (8X8)- Installed/Guaranteed 1 year		$925.00	
Crape Myrtle (100 Gal) - Installed/Guaranteed 1 year		$775.00	
Loblolly Pine (30 Gal) - Installed/Guaranteed 1 year		$675.00	
Southern Magnolia 6" Cal. – 20' OA- Installed/Guaranteed 1 year		$925.00	
Live Oak 6" Cal. – 22' OA- Installed/Guaranteed 1 year		$1575.00	

FLOWERS:	**Unit Price**	**Total Cost**
Annuals (4" pots) including installation	$2.95	
Flowers for Change Outs (4 x annually) 180 per change out	$2.95	$531.00

PEST/WEED/FERTILIZER:	**Unit Price**	**Total Cost**
Top Choice Application	_____	_____
St. Augustine Fertilization	_____	_____
Shrub Fertilization (8-10-10 with micronutrients)	_____	_____
Tree fertilization (14-14-14 with micronutrients)	_____	_____
Palms (High Manganese Combo)	_____	_____

IRRIGATION:	**Unit Price**	**Total Cost**
A. Rainbird ESP 32		$1625.00
B. Hunter ICC		$1500.00
C. Hunter ACC 2 Wire		$4875.00

PLEASE PROVIDE RATES FOR THE FOLLOWING:	**Rate**
A. Mowers	$75.00 /per acre
B. Bush Hog	$150.00 /per hour
C. Tractor	$125.00 /per hour
D. Supervisor with Transportation	$85.00 /per hour
E. Laborer with Hand Equipment	$65.00 /per hour
F. Truck	$85.00 /per hour
G. Irrigation Tech Labor Rate	$105.00 /per hour

Please Provide "Emergency" hourly rates associated with storm clean up for the following items:

A. Tractor	$175.00 /per hour
B. Laborer w/ hand equipment	$95.00 /per hour
C. Supervisor	$125.00 /per hour
D. Truck	$125.00 /per hour

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form on behalf of ("Proposer") and declare that I have read the foregoing Proposal Form and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 5th day of August, 2026.

Proposer: Ruppert Landscape

By: Clay Manucy

Title: Business Developer

STATE OF Florida

COUNTY OF Clay County

The foregoing instrument was sworn and subscribed before me this 5th day of August, 2026, by Clay Manucy of Ruppert Landscape, who is personally known to me or who has produced Drivers License as identification, and did [ ] or did not [ ] take the oath.

_____

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Anabelle Island Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for Ruppert Landscape ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 2105 Harbor Lake Drive

4. Proposer's Federal Employer Identification Number (FEIN) is 20-0802650

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 5th day of August, 2026.

Proposer: Ruppert Landscape

By: Clay Manucy

Title: Business Developer

STATE OF Florida

COUNTY OF Clay County

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 5th day of August, 2026, by Clay Manucy, as _____ of Ruppert Landscape, who appeared before me this day in person, and who is either personally known to me, or produced Drivers License as identification.

_____

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST, SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST, AND SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Anabelle Island Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Business Developer for Ruppert Landscape ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 2105 Harbor Lake Drive

4. Proposer's Federal Employer Identification Number (FEIN) is 20-080265

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List, and the Proposer is not engaged in a boycott of Israel.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 5th day of August, 2026.

Proposer: Ruppert Landscape

By: Clay Manucy

Title: Business Developer

STATE OF Florida

COUNTY OF Clay County

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 5th day of August, 2026, by Clay Manucy, as _____ of Ruppert Landscape, who appeared before me this day in person, and who is either personally known to me, or produced Drivers License as identification.

_____

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Clay Manucy, as Business Developer, on behalf of Ruppert Landscape, a Florida [limited liability company/corporation] ("Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Date: August 5th, 2026

FURTHER AFFIANT SAYETH NAUGHT.

[CONTRACTOR]
By: Ruppert Landscape
Name: Clay Manucy
Title: Business Developer
Date: August 5th 2026

STATE OF Florida
COUNTY OF Clay County

SWORN TO AND SUBSCRIBED before me ☐ physical presence or ☐ remote notarization by _____, as _____, of _____, who is ☐ personally known to me or ☐ who produced Drivers License as identification this 5th day of August, 2026.

(Notary Seal)

_____
Notary Public

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into effective the 5th day of August 2026, by and between:

Anabelle Island Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, with a mailing address of c/o Governmental Management Services North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

Ruppert Landscape, a LLC, whose address is 2105 Harbor Lake Drive ("**Contractor**," and collectively with the District, the "**Parties**").

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation improvements; and

WHEREAS, the District requires an independent contractor to provide certain landscape and irrigation maintenance services to certain lands within and without the District boundaries; 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, the Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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 the Parties 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.

A. 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 E** ("**Work**"). The Contractor shall provide no fewer than the number of landscape maintenance staff, including but not limited to laborers, supervisors, and technical personnel, as specified in

Exhibit A.

B. The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **Exhibit E** 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**.

C. 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.

D. The 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, the 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.

A. 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. Contractor acknowledges that it is responsible for continuously monitoring the health and appearance of the landscaping assets located within the Property, and for notifying the District if additional services are needed to maintain same.

B. 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 Work 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).

C. The 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, structures or curbing, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of District and at Contractor's sole cost and expense.

D. The Contractor shall maintain at all times strict discipline among its employees and shall not employ for performance of Work contemplated under this Agreement 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 solicitation of any kind is permitted on District property.

4. MONITORING OF SERVICES.

A. The District shall designate in writing one or more persons to act as the District's representatives with respect to the Work 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 Work. This authority shall include but not be limited to verification of correct timing of Work to be performed, methods of pruning, pest control and disease control. The District hereby designates its **District Manager and Field Manager**, or their designees, 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.). In the event the District Manager and Amenity Manager provide differing direction, the Contractor shall not take direction from either District Representative and immediately contact the Chairperson of the Board of Supervisors and District Counsel to resolve the conflict. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

B. 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, Contractor agrees to meet District Representatives no less than one (1) time per month to inspect the entirety of the property and discuss conditions, schedules, and items of concern regarding this Agreement and shall include a landscape report monthly for Board of Supervisors review, which shall be presented at least eight (8) days before the monthly Board meeting.

C. If the District Representatives identify any deficient areas, the District Representatives shall notify Contractor whether through a written report or otherwise. Contractor shall then, within the time period specified by the District Representatives or if no time is specified then within forty-eight (48) hours, explain

in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, 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, then within three (3) days and prior to submitting any invoices. 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 to: (i) fine Contractor One Hundred Dollars ($100) per day through a reduction in compensation; (ii) withhold some or all of Contractor's payments under this Agreement; and (iii) 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 Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly performed by Contractor, and it is Contractor's responsibility to perform the Work in accordance with this Agreement.

i. Notwithstanding the foregoing, the District Representatives shall monitor and rate the Contractor's performance in accordance with the requirements set out herein and in the Scope of Services, and shall report the results of such monitoring to the Contractor and the District's Board of Supervisors. In monitoring the Contractor's performance, the District Representatives are anticipated to record Contractor's performance on a form substantially similar to the Landscape Evaluation Scorecard attached hereto as part of **Exhibit D**. If at any time the Contractor's performance rating drops below 80%, and such deficiency persists for thirty (30) calendar days or longer, Contractor's compensation shall be automatically reduced by the difference between 80% and the Contractor's performance rating (i.e. if Contractor's performance rating is 70% and is not corrected to at least 80% within 30 calendar days, Contractor's compensation shall be reduced by 10% for the month at issue and until the target score of 80% is reached). This shall not be construed to limit the District's remedies hereunder or in law or equity for deficient service.

D. Any oversight by the District Representative of the Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly done by the Contractor, and it is the Contractor's responsibility to perform the Work in accordance with this Agreement. Moreover, nothing in this section 4 shall be construed to authorize the Contractor to perform additional work or services at the sole direction of the District Representatives, and all additional work or services and related compensation shall be governed by section 7.C. of this Agreement.

5. SUBCONTRACTORS. Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. 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 Contractor is for the acts and omissions of persons directly employed by 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 this 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. **Term.** The initial term of this Agreement shall begin on October 1st, 2026, and continue through September 30, 2027 ("**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 four (4) additional times on an annual basis each October 1, in the District's sole discretion and at the amounts set forth in **Exhibit B.** Notwithstanding anything to the contrary herein, the District's obligation to pay under this Agreement are contingent upon an annual appropriation by the District's Board of Supervisors and the levy of a valid operations and maintenance special assessment. In the event that such annual appropriation is not made, this Agreement shall be terminated with no further obligations of the Contractor.

B. **Compensation.** Compensation for the Work shall be in the total amount of $171,704.36 **($_____)** per year, in monthly installments of $14,308.70 **($_____)** ("**Compensation**") for the Initial Term, as more specifically described in **Exhibit B.** Such Compensation covers the items specified in each respective part of Contractor's Bid Form attached hereto. 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**"), in substantially the form attached hereto as **Exhibit F**. 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 the 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 be for services actually rendered in the preceding month and 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 seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. **Payments by the Contractor**. Subject to the terms herein, the 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, the Contractor will provide proof of such payment. The 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, the District may at any time make payments due to the Contractor directly or by joint check, to any person or entity for obligations incurred by the Contractor in connection with the performance of Work, unless the 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 the Contractor in the same manner as if such payment had been made directly to the Contractor. The provisions of this Section are intended solely for the benefit of the District and will not extend to the benefit of any third persons, or obligate the District or its sureties in any way to any third party. Subject to the terms of this Section, the 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 the 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. The Contractor waives any right to file mechanic's and construction liens.

F. **No Escalation.** Contractor shall not demand or be entitled to additional compensation on the basis of escalation in fuel, materials, utilities, labor or other expenses.

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 Agreement, 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 Agreement.

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 Agreement.

iv. UMBRELLA LIABILITY: With limits of not less than $2,000,000.00 per occurrence covering all work performed under this Agreement.

v. CONTRACTORS POLLUTION LIABILITY. With limits of not less than $1,000,000 combined single limit bodily injury and property damage liability.

B. The District and its respective staff, supervisors, officers, agents, and consultants shall be named as additional insureds on all above listed policies except Workers' Compensation and Employer's Liability Coverage. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If 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, Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, The District may deduct such amount from any payment due Contractor. 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.

9. INDEMNIFICATION.

A. 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.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the Indemnitees, jointly or individually.

C. 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.

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.

A. 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. The Contractor further warrants to the District those warranties which the 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). The Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve the 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, the 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. The 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. The Contractor shall be responsible for maintaining and warranting all plant material maintained by the Contractor as of the first date of the Work.

B. The Contractor hereby covenants to the District that it shall perform the Work:

ii. using its best skill and judgment and in accordance with generally accepted professional standards; and

iii. 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.

C. The 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. Contractor agrees it is licensed, capable and shall 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. Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, Contractor shall immediately notify the District of any chemical or fuel spills. 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 LANDSCAPE MAINTENANCE AREA. By executing this Agreement, Contractor agrees that Contractor was able to inspect the Property prior to the time of submission of the bid, and that Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation infrastructure, in its current condition, and on an "as is" basis. Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of Contractor, except that Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism unless the same was in the Contractor's control. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

14. NO ESCALATION CLAUSE. Contractor shall not demand or be entitled to additional compensation on the basis of escalation in fuel, materials, utilities, labor or other expenses.

15. 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 the Contractor.

B. Contractor shall furnish detailed Purchase Order Requisition Forms ("**Requisitions**" or "**Requisition**") 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. Contractor's possession of the materials will constitute a bailment. 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.

16. COMPLIANCE WITH GOVERNMENTAL REGULATION. 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, 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 Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, 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.

17. 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.

18. 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.

19. 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.

20. TERMINATION. The District agrees that 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. 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 or upon any revocation by the District of their acknowledgment and consent to this Agreement by providing written notice of termination to Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any such termination 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, Contractor shall be entitled to payment for all Work rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets available against Contractor, as Contractor's sole means of recovery hereunder.

21. PERMITS AND LICENSES. All permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor at its sole cost and expense and maintained for the term of this Agreement. This shall include, but not be limited to, any permits required by Florida Department of Transportation, Clay County, or other regulatory agency.

22. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment of this Agreement without such prior written approval shall be void.

23. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent Contractor. Neither Contractor nor employees of 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. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and 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.

24. 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.

25. AGREEMENT. This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent of any inconsistency between this document, and the exhibits attached hereto, this Agreement shall control.

26. ENFORCEMENT OF AGREEMENT. In the event that either the District or 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.

27. 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 Contractor.

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

29. 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 as follows:

A. If to the District: Anabelle Island Community Development District
c/o Governmental Management Services North Florida
475 West Town Place, Suite 114
St. Augustine, FL 32902
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Ave.
Tallahassee, FL 32301
Attn: District Counsel, Anabelle Island CDD

B. If to Contractor: _____
_____
_____

Attn: _____

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 Contractor may deliver Notice on behalf of the District and 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.

30. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and 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 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 Contractor and their respective representatives, successors, and assigns.

31. 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 Clay County, Florida.

32. PUBLIC RECORDS. 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 **Governmental Management Services North Florida** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, 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 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 Contractor, 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT GOVERNMENTAL MANAGEMENT SERVICES NORTH FLORIDA, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092; 904-940-5850, OR MGILES@GMSNF.COM.

33. 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.

34. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties 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.

35. PUBLIC ENTITY CRIMES. The Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

36. FOREIGN INFLUENCE. The Contractor understands that under Section 286.101, *Florida Statutes*, that the Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

37. 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.

38. 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(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

39. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify Owner. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the Owner may immediately terminate this Agreement.

40. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*.

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below and effective as of the date first written above.

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

_____

By:_____

□ Chairperson

□ Vice Chairperson

Date: _____

[CONTRACTOR]

_____

By: Clay Manucy

Its: Business Developer

Date: _____

Exhibit A: Scope of Services
Exhibit B: Proposal Pricing
Exhibit C: Forms
Exhibit D: Landscape Evaluation Scorecard
Exhibit E: Maintenance Map
Exhibit F: Form of Additional Services Order

EXHIBIT A
SCOPE OF SERVICES

General Requirements:
The Contractor shall provide labor, equipment, and materials to maintain the landscape and irrigation for Armstrong CDD.

Reporting:
Contractor will assist in developing detailed service maps for cuts and irrigation. The Contractor will notify Owner/District representative when a service will be performed. This will be accompanied by an outlined monthly report submitted to the Owner.

a) Monthly Property Inspection: Once per month a senior representative from the Contractor shall accompany the On-site Manager or designee for a windshield inspection of the property. The schedule for these inspections will be agreed to by both parties via email and text. Upon completion of the inspection the Contractor is required to provide a writeup of the inspection and provide details of any deficiencies noted with a timeline to remedy all repairs or issues with 72 hours.

b) Irrigation Reporting: monthly inspection of the irrigation system is complete as defined here after, the Contractor must provide a detailed report of any issues noted and a list of all repairs made during the inspection. This report outlining all zone inspections shall be provided via email to the On-site Manager or designee upon completion for review. **The Contractor is always encouraged to provide a list of recommendations to the district for improving the irrigation system to conserve water for consideration.**

c) Attendance Requirements for CDD Board Meetings: Upon request of the district, the Contractor shall attend any regularly scheduled board meeting. During this meeting the Contractor will be required to provide a detailed presentation to address any issues as directed by the On-site Manager or designee or to provide a general status update of the properties condition. This report will be presented before the board and residents.

d) **Newsletter:** Contractor should work with the on-site management to provide a newsletter to neighborhood residents concerning local and seasonal suggestions for residential lots and their landscaping, fertilization, irrigation, etc…

Schedule of Service:
The Contractor will be on site weekly to complete the scope of work. Contractor will endeavor to schedule all work to be completed by Friday of each week. Contractor shall be on site as required year-round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand company vehicles shall not be parked in any area that may block traffic. Contractor service vehicles must be indicated by company logo, licensed, and tagged. All company personnel shall be in company uniforms.

Mowing:
The Contractor shall mow within the contract areas as described below (and also shown on maintenance map):

- **St Augustine and Bahia areas:** 1 time per week through Monday and Friday during the growing season and twice a month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall be defined to include the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of the mowing. **(For a total of 41 cuts)**

Edging and String Trimming:

All hardscape will be edged each mowing cycle. Beds and tree rings will be edged twice monthly during the growing season, and as needed during the cool season. Care shall be taken not to damage fence posts, signs, up lights, light poles or discharging of clippings into lakes or other bodies of water. Contractor shall be responsible for repairs to all stucco surfaces in the event of damage by trimmers, mowers, and weed eaters.

a) Edging Requirements: The Contractor will neatly edge and trim around all plant beds, curbs, streets, trees, buildings to maintain shape and configuration. Edging equipment will include manufacturer's guards to deflect hazardous debris. All grass runners will be removed after edging to keep mulch areas and walkways free of weeds and encroaching grass. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.

b) The Contractor shall notify the district of any areas considered inaccessible to mowing machinery and once approved, these areas will be maintained with string trimmers or chemical means, as environmental conditions permit.

c) Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.

d) The Contractor is required to avoid potential safety issues with pedestrians, bikers, runners, and school children during edging/weed eating operations. **All passing pedestrians must be given the right of way along sidewalks during operations**.

e) Care should be taken not to damage fence posts, light poles or other structural items or fixtures

Trimming/Palm Pruning:

Shrubs, vines, and ornamental trees shall be pruned to maintain their desired natural shape and to maintain appropriate distances between pedestrians and vehicle areas. Trees shall be pruned when dormant, or as recommended by the University of Florida agriculture standards. Medjool Palms shall be trimmed twice yearly. Palm trees around the pool deck shall be trimmed as needed to prevent seed pods from dropping into the pool and onto the deck.

- Areas overhanging sidewalks shall be clear of vegetation or obstruction to a height of 12 feet.
- Areas overhanging roadways shall be clear of vegetation or obstruction to a height of 14.5 feet.
- Areas in the median shall be clear of vegetation or obstruction to a height of 8 feet.
- All ornamental grasses, and hedges within sight lines will be cut back two (2) per year, once in the spring, no later than May 15, and once in the month of August. Additional spot

trimming may be required, and shall be performed under this contract without additional charge as directed by the Community/Operations Manager.

Pruning shall include removal of all dead wood and up limbing of multi-stem trees wherever irrigation is blocked. Bike paths and walking trails shall be kept clear of overhanging vegetation. Crape Myrtle pruning shall take place in March, or as recommended by the University of Florida agriculture standards and shall include removal of dead wood and sucker growth, cross branching and tip pruned. Crape Myrtles are not to be heavily cut back unless directed by Community/Operations Manager. Additional spot trimming may be required, and shall be performed under this contract without additional charge as directed by the Community/Operations Manager

Weeding of Landscape Beds:

Plant beds, natural areas and hardscape shall be kept free of noxious weed growth by utilizing chemical and/or mechanical means. Post and Pre-emergent herbicides shall be used. Care shall be exercised not to damage plants or turf areas. Any herbicide over spray causing damage shall be repaired at Contractor's expense.

Blowing:

All hardscape areas will be blown clean following all maintenance operations. Care will be taken not to blow debris into storm drains and pool areas. Curbs and storm gutters will be kept free of dirt, silt, and other debris.

Turf, Shrub, and Tree Pest Control:

All turf areas will be inspected weekly and spot treated as needed to maintain a healthy appearance. The Contractor shall establish a grass and plant pesticide spray/granular program to provide the application of pesticides as needed to control mole crickets, chinch bugs, and other grass and plant pest as well as plant and grass fungus. All recreational areas shall be treated for fire ants ,whether sprayed or granular as needed. All roadside areas should be treated for fire ants locally to prevent large mounds from appearing in site. When possible, low application rates will be utilized to help reduce environmental stress. All chemicals and pesticides shall be purchased and obtained as to the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. Any applications at the amenity center sports fields require prior approval from the On-Site Community/Operations Manager.

Amenity Center and Pool Deck Areas:

Fire ant control will be done using Top Choice granular fire ant bait. Broadcast application will be done in March. Spot treatments will be done as needed to control mound outbreaks.

Seasonal Color:

Annuals shall be changed out at a minimum of 4 cycles annually with additional change outs to be done as needed at Contractor expense to ensure constant color. Color, species, and bed design shall be approved by the Manager prior to installation. Additional soil amendments, fungicides and insect applications will be performed as needed to maintain vigorous growth and color. (See Map for Locations)

Annual Contracted replacements:
Contractor will work with in-site management to install/replace up to a designated amount of 1 gallon and 3-gallon perineal plants at Amenity Center and high Visibility areas of the district

Mulching:
Contractor will mulch/pine straw twice per year, in November and May. The mulch/straw will be installed at a depth of at least three (3) inches and shall match the existing mulch. Mulch/pine straw will be distributed evenly and not piled around plants and tree trunks.

Irrigation Inspection and Repair Guidelines:
Monthly inspections (12 inspections/per yr.) to all controllers and the full irrigation system including battery controllers will be performed by the Contractor and shall include:

- All sprinkler heads checked for proper operation and coverage. Minimize overspray onto roadways and pedestrian areas when possible.
- Inspect all valve boxes for broken or missing lids, replacing as needed
- . Relocation or adjustment of heads to accommodate plant growth as needed
- Adjust as needed the controller to provide proper application of supplemental water while following the required SJRWMD guidelines.
- Adjust watering schedules to correspond with seasonal color installation, fertilization applications and pest control operations.
- Adjust watering schedules as required by association manager as needed to accommodate special events and sports activities.
- Watering schedules will be adjusted as needed based on seasonal rainfall amounts.
- A written report outlining all zone inspections shall be provided to the property manager upon completion of the inspection.
- Contractor must provide an on call 24-hour emergency service person that is familiar with the system.
- Contractor will maintain testing and certification records on all backflows connected to the system.
- Contractor is responsible for all system parts and labor on supply lines of 2" and smaller, including any battery-operated valves and timers, and or small wiring between devices to allow for proper equipment operation. Any repairs needed that is not included in this scope of service, including vandalism and damage due to vehicles will be proposed and approved by the District representative and billed separately.
- Contractor will certified/licensed inspection to any backflow devices required as part of the irrigation system. Any and all reports will be submitted to the proper agency annually or as required
- Contractor is to provide quarterly pump and well service through a licensed well contractor that is NOT the irrigation contractor. Licensed well contractor is to be approved by the On-Site Community Operations Manager and a full report will be provided to this manager.

The annual inspection contract amount shall include all of the following repairs as needed, and pre-approved in an amount of up to $500.00 With notification of amount and detail to the on-site management, Any and all repairs above this amount will need to be approved before hand with the on-site management through the board. During repairs the Contractor is required to clearly mark the area with lawn flags indicating that a particular section of landscape is "under repair". These flags

and/or safety cones will communicate to the residents that the issue has been identified and is currently under repair. All flags and/or cones must be clearly visible at night for vehicles and the residents. All irrigation repairs shall be concluded within 24 hours of notification unless otherwise approved by the Amenity General Manager or designee.

- Lateral Line Repairs
- Valve repair and replacement as required
- Solenoid Replacement
- Head replacement, raising and adjusting as needed
- Wire splices, locating cut wires as needed.
- Valve Box Replacement as needed.
- Decoder repair and replacement as needed
- Battery replacement in all controllers as needed to maintain memory functions

Other than major repair needing time-sensitive approvals, **any** damage to the landscape due to an irrigation related issue, be it over or under watering, shall be repaired or replace at the landscape Contractor's expense. There shall be no extra costs for special service calls for repairing, adjusting or maintaining the irrigation system unless the damage is due to vandalism or power surges. All irrigation repairs shall be completed within 24 hours of notification.

Debris and Trash Removal:

a) Policing of grounds will on each visit/day per week of service. Prior to each daily mowing operation, the Contractor is responsible for pick up all trash to include bottles, cans, bags, fallen limbs and palm fronds, dead plants, and other debris on the property areas (i.e., grass areas, monument beds, pond banks, roundabouts, near or adjacent to amenity centers, medians, etc.) including signs (i.e., for sale, etc.) displayed in rights-of-way and common areas unless otherwise directed by the Amenity General Manager or designee or staff.
b) Removal of all landscape debris generated on the property during landscape maintenance is the sole responsibility of Contractor, at no additional expense to the district.

c) Trash will be bagged and removed from the property each visit. Random signage shall also be removed from common property. This includes but is not limited to realtor, yard sale, and for rent signage. A monthly trash pick up shall be done in all areas abutting common property. This includes any wood lines adjacent to a common parcel.

d) Natural Areas defined as visible areas (within *5′* of existing bed lines) of natural vegetation, also as designated on the site map, shall be kept free of dead branches or unsightly weeds and vines that detract from the appearance of the landscape. Particular attention will be given to invasive grape vines through manual and/or chemical means. These areas should be inspected and maintained during each mowing schedule.

Fertilization and Weed Control of Turf Areas:

All St. Augustine lawn areas shall be fertilized with granular slow-release fertilizers using the following minimum schedules. Turf shall be maintained at a lush healthy state unless otherwise dormant. Program shall provide a lawn, which is evenly green and thick and one that does not

promote surge growth or burning. Contractor is responsible for replacement of grass that is damaged due to lack of maintenance. Fertilizers shall be sulfur coated. One pound of total nitrogen shall be applied per 1000 per application. Nitrogen will be in slow-release form. Weed control in turf areas shall be done as needed to maintain a healthy weed free appearance. Pre-emergent herbicides shall be applied in the spring and fall. PH/Fertility testing will be done prior to the spring fertilization to determine nutritional requirements and adjustments needed. Contractor shall submit test results to the Manager.

Fertilization of Shrubs and Trees and Annuals:

Shrubs and trees shall be fertilized twice yearly with a balanced slow-release nitrogen source. Additional micronutrients and added manganese will be applied to palms and magnolias. Plants needing fertilizers and/or minor elements shall be treated as necessary. Applications will be made in March and November. Palms shall be fertilized with palm fertilizer four (4) times per year and treated with fungicide every 90 days. Seasonal annuals will be fertilized on 30-day cycles utilizing water soluble nitrogen.

Playground Areas:

- All playground mulch will be raked out and redistributed monthly to fill holes and voids.
- Each playground will receive a fresh application of Certified Playground Mulch once annually at the discretion of the Manager.
- All playground areas will be weeded a minimum of once monthly.

Storm Damage and Clean Up:

The contractor shall not be responsible for cleaning after or removing the debris or results of damage caused by major flooding or hurricanes as part of this agreement. (Except for normal removal of palm fronds and miscellaneous tree, or shrub debris from storms.) Any and all services not completed due to storm will be credited toward "storm clean up" charges as directed by this contract. Any and all services above and beyond typical weekly/monthly charges due after the credit is applied should be noted on an itemized invoice stating exact service and charges

Quality Control Inspections:

A qualified representative from the Contractor's firm shall accompany the Manager on quality inspections at a minimum of once monthly. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection. A mandatory written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall include fertilization and pest control schedules as well as special projects needing attention.

Non-Complete:

Contractor will endeavor to complete all services as defined in this scope. Any and all items not completed due to weather, contractor issues, or district requests shall be approved through the operations management team and itemized services will be credited toward another service in this contract. The District management team and contractor will work together in good faith to finalize any and all credited services for the benefit of the neighborhood aesthetics and financial standing.

General Notes:

Traffic control through all work zones under this contract shall comply with the most current State of Florida Department of Transportation 'Roadway and Traffic Design Standards' available at:
Florida Department of Transportation
Maps and Publication Sales
Mail Station 12
605 Suwannee Street
Tallahassee, Fl 32399-0450
Phone: (850) 414-4050
Fax: (850) 414-4915
www11.myflorida.com/rddesign/publications/pub.htm

Licensure:

Contractor must have and maintain the appropriate licensure for business operation within the appropriate counties. This includes irrigation licensing, pest control business license and applicable business license. Prior to using any subcontractors, the association must first approve said subcontractors. All subcontractors are required to be licensed, insured and provide that documentation. Any intentions to utilize subcontractors to complete any portion of this RFP should be outlined and disclosed with the proposal.

EXHIBIT B
PROPOSAL PRICING

EXHIBIT C
FORMS

[Attached beginning at following page]

DAILY WORK JOURNAL

DATE:_____

DESCRIPTION OF WORK PERFORMED TODAY:_____

LOCATIONS:_____

ISSUES REQUIRING ATTENTION: _____

(Please notify District Rep. if any)

ANABELLE ISLAND 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)

ANABELLE ISLAND 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
LANDSCAPE EVALUATION SCORECARD

Month of Service: _____
District Representative: _____
Date: _____

Part 1: General Landscape Maintenance ___/100% complete

- **List deficient areas:**

  _____
  _____
  _____
  _____

Part 2: Fertilization ___/100% complete

- **List deficient areas:**

  _____
  _____
  _____
  _____

Part 3: Pest Control ___/100% complete

- **List deficient areas:**

  _____
  _____
  _____
  _____

Part 4: Irrigation System Monitoring and Maintenance ___/100% complete

- **List deficient areas:**

  _____
  _____
  _____

Part 5: Installation of Mulch ___/100% complete

- **List deficient areas:**

  _____
  _____
  _____

Part 6: Annual Installation ___/100% complete

- **List deficient areas:**

  _____
  _____
  _____

Average % Complete: ___/100%

EXHIBIT E
MAINTENANCE MAP



EXHIBIT F
FORM OF ADDITIIONAL SERVICES ORDER

THIS ADDITIONAL SERVICES ORDER (the "**ASO**") is presented according to the requirements established within the executed *Landscape & Irrigation Maintenance Services Agreement*, dated _____, 2026, between the parties listed below (the "**Agreement**"). This ASO is made and entered into effective this _____ day of _____, 202_, by and between:

Anabelle Island Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Clay County, Florida, with a mailing address of c/o Governmental Management Services North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

_____, a _____, whose address is _____ (the "Contractor," and collectively with the District, the "Parties").

1. SCOPE OF WORK. In addition to the services described in the Agreement and any Exhibits thereto, Contractor will provide the additional work described in the proposal(s) listed below, and attached as **Attachment A** to this ASO ("**Additional Work**"):

Proposal Date/Number	Description of Services	Compensation

2. COMPENSATION. The District agrees to compensate Contractor for the Additional Work in the total amounts listed herein and in accordance with any unit pricing set forth in the proposal(s) at **Attachment A**. Contractor shall invoice the District, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement.

3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to the services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect, including applicable warranties. To the extent that any other terms provided in **Attachment A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

CONTRACTOR	**ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
By: _____	Chairperson, Board of Supervisors
Its: _____	

Attachment A:

C.

Anabelle Island
Community Development District
Landscape and Irrigation Maintenance
Service Proposal 2026



SUN STATE
NURSERY &
LANDSCAPING, LLC.

PROJECT MANUAL

FOR

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

ANABELLE ISLAND
COMMUNITY
DEVELOPMENT DISTRICT

JUNE 19, 2026

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned authority, appeared the affiant, **Todd Murphy**, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of **Todd Murphy** for **Sun State Nursery & Landscaping LLC** ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Anabelle Island Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. **1** dated **7/23/2026**

Addendum No. **2** dated **7/27/2026**

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer does not have any right to challenge any matter relating to the Project Manual, including but not limited to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 30th day of July, 2026.

Proposer: **Sun State Nursery & Landscaping LLC**
By: **Todd Murphy**
Title: **Chief Operating Officer**

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 5TH day of August, 2026, by **Todd Murphy** of **Sun State Nursery & Landscaping LLC.**, who is personally known to me or who has produced _____ as identification, and did [X] or did not [ ] take the oath.

ANDREA TAMORA TINSLEY
Notary Public - State of Florida
Commission # HH 505746
My Comm. Expires Mar 19, 2028
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Andrea Tinsley
Commission No.: HH 505746
My Commission Expires: March 19, 2028

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name **Sun State Nursery & Landscaping LLC.**

Street Address **9362 Philips Highway**

P. O. Box (if any) _____

City **Jacksonville** State **Florida** Zip Code **32256**

Telephone **904-260-0822** Fax no. **904-260-0833**

1st Contact Name **Todd Murphy** Title **Chief Operating Officer**

2nd Contact Name **Trey Wann** Title **Business Developer**

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: **Sun State Nursery & Landscaping LLC.**
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? **Florida** Date **August 1979**

Is the Proposer in good standing with that State? Yes **X** No ___

If no, please explain _____

_____

_____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes **X** No ___

If no, please explain _____

_____

_____

- *What are the Proposer's current insurance limits?*

General Liability	$ **1,000,000**
Automobile Liability	$ **1,000,000**
Workers Compensation	$ **1,000,000**
Expiration Date	**12/26/2027 W.C.**
	03/01/2027 G.L.

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

City of Jacksonville, Florida Construction Trades Qualifying Board

St Johns County Authorized Irrigation Contractor

Clay County Irrigation Specialty Contractor

Certified Pest Control Operator

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address **9362 Philips Highway**

  P. O. Box (if any) _____

  City **Jacksonville** State **Florida** Zip Code **32256**

  Telephone **904-260-0822** Fax no. **904-260-0833**

  1st Contact Name **Todd Murphy** Title **Chief Operating Officer**

  2nd Contact Name **Trey Wann** Title **Business Developer**

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  1 Supervisors, who will be onsite **2** days per week;
  2 Technical personnel, who will be onsite **2** days per **month**; and
  3-4 Laborers, who will be onsite **2** days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes **X** No ____ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: **Bassem Sand El Cure**

  Position / Certifications: **Senior Spray Technician / BMP Certified & License Restricted**

  Duties / Responsibilities: **Apply – Specific Fertilizer, Pesticides & Herbicides**

  % of Time to Be Dedicated to This Project: **20** %

  Please describe the person's role in other projects on behalf of the Proposer:

  Project Name/Location: **Cypress Bluff CDD – E - Town**

Contact: **Marcy Pollicino** Contact Phone: **904-527-1081**

Project Type/Description: Community Development District

Duties / Responsibilities: Property Manager

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: Full Service Maintenance, Irrigation & Agronomics

_____

_____

_____

_____

Dates Serviced: Monday-Friday

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes* **X** *No* ___ *For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name **Big Branch Tree Service, Inc.**

Street Address 5184 Carter Spencer Road

P. O. Box (if any) _____

City Middleburg State Florida Zip Code 32068

Telephone 904-291-8733 Fax no. _____

1st Contact Name Doug Title Manager

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: Palm Tree Pruning & Tree Removal

Please describe the subcontractor's role in other projects on behalf of the Proposer: Project Name/Location: E – Town – Jacksonville, FL.

Contact: Marcy Pollicino Contact Phone: 904-527-1081

Project Type/Description: Community Development District

Dollar Amount of Contract: $10,525.00

Proposer's Scope of Services for Project: Prune Palm Trees- Medjools, Sabel & Washingtonian Palm Trees

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*
  We E-Verify all of our employees.
  Run Local & State Database

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS

PROPOSER: **Sun State Nursery & Landscaping LLC.** DATE: August 5, 2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Paul Kassab	**President**		**St. Augustine, Florida**
Patricia Kassab	**Secretary / Treasurer**	**Office Manager**	**St. Augustine, Florida**
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: **Sun State Nursery & Landscaping LLC.**

DATE: August 5, 2026

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Paul Kassab	**President**	**Review Project Quality**	**Jacksonville, Florida**		**50**	**50**
Matt Brubaker	**General Manager**	**Trouble Shooting & Supervision**	**Jacksonville, Florida**	**25%**	**13**	**28**
Todd Murphy	**Maintenance Division Manager**	**Project Scheduling Client Relations**	**Jacksonville, Florida**	**75%**	**2**	**33**
Jason DeMartino	**Agronomic Manager**	**Agronomic for the Property**	**Jacksonville, Florida**		**3**	**29**
Richard Starling	**Account Manager**	**Quality Control Crew Scheduling**	**Jacksonville, Florida**			
Charles Young	**Production Manager**	**Quality Control Crew Scheduling**	**Jacksonville, Florida**		**13**	**28**
Jeremy Sofield	**Irrigation Tech**	**Inspections Diagnostics & Repairs on Irrigation Systems**	**Jacksonville, Florida**		**1**	**12**
Bassem Saud EL Cure	**Spray Tech**	**Agronomic for the Property**	**Jacksonville, Florida**		**2**	**8**

COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: **Sun State Nursery & Landscaping LLC.**

DATE: August 5, 2026

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS

(See Attached)

PROPOSAL FORM

PART III –
EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes __ No __ If yes, please provide the following information for each project (attach additional sheets if necessary):*

  Project Name/Location:_____ Contact:_

  Contact Phone: _____

  Project Type/Description: _____

  Dollar Amount of Contract: _____

  Scope of Services for Project: _____

  _____

  _____

  _____

  Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

  2025 = 000000000

  2024 = 16,987,308.00

  2023 = 14,587,887.00

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: River Landing at Twenty Mile- Ponte Vedra Beach, FL.

Contact: Matthew Ciupak Contact Phone: 904-242-0666

Project Type/Description: Home Owner Association

Dollar Amount of Contract: $116,976.00/Year

How was the project similar to this project? Large HOA Community in Nocatee similar in size of work specifications.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mow all turf areas edge all walkway, curblines & bed areas. Trim all shrubs. Two fertilization plant material, Four Fertilization on turf, one pesticide application, Irrigation Monthly Inspections & repairs.

List of equipment used on site: 3-Mowers 60", 52" & 36" Decks, 2-Edger, 2- Line Trimmers, 3-Blowers, 2- Hedge Timmers

List of subcontractors used: Big Branch Tree Service Inc.

Is this a current contract? Yes X No ___

Duration of contract: 3 Years

- *(Information regarding similar projects – continued)*

Project Name/Location: Silverleaf/Johns Island

Contact: Kim Bryan Contact Phone: _____

Project Type/Description: Home Owner Association

Dollar Amount of Contract: _____

How was the project similar to this project? Large HOA Community in Nocatee similar in size of work specifications.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mow all turf areas edge all walkway, curblines & bed areas. Trim all shrubs. Two fertilization plant material, Four Fertilization on turf, one pesticide application, Irrigation Monthly Inspections & repairs.

List of equipment used on site: 3-Mowers 60", 52" & 36" Decks, 2-Edger 2- Line Trimmers, 3-Blowers, 2- Hedge Timmers

List of subcontractors used: Big Branch Tree Service Inc.

Is this a current contract? Yes X No ___

Duration of contract: 3 Years

- *(Information regarding similar projects – continued)*

Project Name/Location:_____

Contact:_____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

_____

_____

_____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

_____

_____

_____

_____

List of equipment used on site: _____

_____

_____

List of subcontractors used: _____

_____

_____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes* ***X*** *No _____ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: Tamaya – Jacksonville, FL.

Contact: _____ Contact Phone: _____

Project Type/Description: Community Development District

Dollar Amount of Contract: $35,213.10

Scope of Services for Project: Full Service Maintenance, Irrigation & Agronomics

Dates Serviced: December 2023

Reason for Termination: Project was Bid out after 7 years of continuous service

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No __X__*

  If yes, please describe each violation, fine, and resolution _____

  _____

  What is the Proposer's current worker compensation rating?
  1.26%

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No **X**

  If yes, please describe each incident _____

  _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes ___ No **X** If yes, please provide:*

  The names of the entities _____

  The state(s) where barred or suspended _____

  The period(s) of debarment or suspension _____

  Also, please explain the basis for any bar or suspension:

  _____

  _____

  _____

  _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  _____ _____

  _____ N/A _____

  _____

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

N/A

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (X) If yes, provide the following:*

  Identify the Case # and Tribunal:_____

  Describe the Nature of the Action:_____

  Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes (_) No (X) If yes, please explain:*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes (_) No (**X**) If yes, please explain:*

_____

_____

_____

_____

_____

PROPOSAL FORM PART IV – PRICING

October 1, 2026 thru September 30, 2027

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$73,115.13
2. Pruning (Shrubs and Trees)	$6,637.97
3. Palm Pruning	$2,966.25
4. Cleaning litter, bogus signs	$1,200.00
5. Pesticide/Fertilization Application	$11,380.65
6. Irrigation Inspections and Repairs	$9,800.00
7. Mulch Installation 2 applications per year	$32,500.00
8. Annual Flower Rotation	$1,800.00
9. Certified Playground Mulch Maintenance and Replenishment 1 application	$13,000.00
Total Proposal Price (Items 1-9)	$152,400.00

Proposal Summary By Month (Reflect seasonal variations by month)

October	$12,700.00
November	$12,700.00
December	$12,700.00
January	$12,700.00
February	$12,700.00
March	$12,700.00
April	$12,700.00
May	$12,700.00
June	$12,700.00
July	$12,700.00
August	$12,700.00
September	$12,700.00

PROPOSAL PRICING

October 1, 2027 through September 30, 2028

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$73115.13
2. Pruning (Shrubs and Trees)	$6,637.97
3. Palm Pruning	$2,966.25
4. Cleaning litter, bogus signs	$1,200.00
5. Pesticide/Fertilization Application	$11380.65
6. Irrigation Inspections and Repairs	$9,800.00
7. Mulch Installation 2 applications per year	$32,500.00
8. Annual Flower Rotation	$1,800.00
9. Certified Playground Mulch Maintenance and Replenishment 1 application per year	$13,000.00
Total Proposal Price (Items 1-9)	$152,400.00

Proposal Summary By Month (Reflect seasonal variations by month)

October	$12,700.00
November	$12,700.00
December	$12,700.00
January	$12,700.00
February	$12,700.00
March	$12,700.00
April	$12,700.00
May	$12,700.00
June	$12,700.00
July	$12,700.00
August	$12,700.00
September	$12,700.00

PROPOSAL PRICING

October 1, 2028 through September 31, 2029

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$76,770.89
2. Pruning (Shrubs and Trees)	$6,969.87
3. Palm Pruning	$3,114.56
4. Cleaning litter, bogus signs	$1,200.00
5. Pesticide/Fertilization Application	$11,949.68
6. Irrigation Inspections and Repairs	$10,290.00
7. Mulch Installation 2 applications per year	$34,125.00
8. Annual Flower Rotation	$1,890.00
9. Certified Playground Mulch Maintenance and Replenishment 1 application per year	$13,650.00
Total Proposal Price (Items 1-9)	$159,960.00

Proposal Summary By Month (Reflect seasonal variations by month)

October	$13,300.00
November	$13,300.00
December	$13,300.00
January	$13,300.00
February	$13,300.00
March	$13,300.00
April	$13,300.00
May	$13,300.00
June	$13,300.00
July	$13,300.00
August	$13,300.00
September	$13,300.00

PROPOSAL PRICING

October 1, 2029 through September 30, 2030

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.		$79,770.89
2. Pruning (Shrubs and Trees)		$6,969.87
3. Palm Pruning		$3,114.59
4. Cleaning litter, bogus signs		$1,200.00
5. Pesticide/Fertilization Application		$11,949.68
6. Irrigation Inspections and Repairs		$10,290.00
7. Mulch Installation	2 applications per year	$35,148.75
8. Annual Flower Rotation		$1,946.70
9. Certified Playground Mulch Maintenance and Replenishment	1 application per year	$14,059.50
Total Proposal Price (Items 1-9)		$164,722.80

Proposal Summary By Month (Reflect seasonal variations by month)

October	$13,727.00
November	$13,727.00
December	$13,727.00
January	$13,727.00
February	$13,727.00
March	$13,727.00
April	$13,727.00
May	$13,727.00
June	$13,727.00
July	$13,727.00
August	$13,727.00
September	$13,727.00

PROPOSAL PRICING

October 1, 2030 through September 30, 2031

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.		$81,446.23
2. Pruning (Shrubs and Trees)		$7,394.33
3. Palm Pruning		$3,304.24
4. Cleaning litter, bogus signs		$1,200.00
5. Pesticide/Fertilization Application		$12,677.42
6. Irrigation Inspections and Repairs		$10,916.66
7. Mulch Installation	2 applications per year	$36,203.21
8. Annual Flower Rotation		$2,005.10
9. Certified Playground Mulch Maintenance and Replenishment	1 application per year	$14,481.29
Total Proposal Price (Items 1-9)		$169,664.48

Proposal Summary By Month (Reflect seasonal variations by month)

October	$14,139.00
November	$14,139.00
December	$14,139.00
January	$14,139.00
February	$14,139.00
March	$14,139.00
April	$14,139.00
May	$14,139.00
June	$14,139.00
July	$14,139.00
August	$14,139.00
September	$14,139.00

Additional Pricing Information

Please provide prices for the following items. Some items require a unit price while others require a unit price and total. On these items a specific number of units has been indicated. This is what is required to complete job to contractual specifications and should be bid accordingly.

SOD/SEED/MULCH:		Unit Price	Total Cost
Sodded Argentine Bahia Lawn, SF Stripped and Installed		$1.10 S/F	
Sodded St Augustine Lawn, SF Stripped and Installed		$1.40 S/F	
Pine Straw		$9.00	*per bale
3" Deep Pine Bark (2 x annually)	250 C/Y per application	$65.00	$16,250.00
3" Deep Cert. Playground Mulch (per specs.)	200 C/Y per application	$65.00	$13,000.00
St. Augustine (stripped and laid)		$1.40	

* Pine straw bales may be traded off as credit for pine bark mulch

SHRUBS/TREES:		Unit Price	Total Cost
1 Gallon plants	160	$8.00	$1,280.00
3 Gallon plants	80	$16.00	$1,280.00
Agapanthus (1Gal)		$8.00	
Azalea (3 Gal)		$16.25	
Ligustrum (3 Gal)		$16.00	
Loropetalum (3 Gal)		$16.00	
Lantana (1 Gal)		$5.50	
Holly (3 Gal)		$16.00	
Ligustrum Tree (8X8)- Installed/Guaranteed 1 year		$550.00	
Crape Myrtle (100 Gal) - Installed/Guaranteed 1 year		$910.00	
Loblolly Pine (30 Gal) - Installed/Guaranteed 1 year		$675.00	
Southern Magnolia 6" Cal. – 20' OA- Installed/Guaranteed 1 year		$880.00	
Live Oak 6" Cal. – 22' OA- Installed/Guaranteed 1 year		$1,550.00	

FLOWERS:	Unit Price	Total Cost
Annuals (4" pots) including installation	$2.50	
Flowers for Change Outs (4 x annually) 180 per change out	$2.50	$1,800.00

PEST/WEED/FERTILIZER:	Unit Price	Total Cost
Top Choice Application	$700.00	$1,400.00
St. Augustine Fertilization	$865.00	$3,460.00
Shrub Fertilization (8-10-10 with micronutrients)	$480.00	$960.00
Tree fertilization (14-14-14 with micronutrients)	$437.00	$874.00
Palms (High Manganese Combo)	$51.00	$102.00

IRRIGATION:	Unit Price	Total Cost
A. Rainbird ESP 32		$260.00
B. Hunter ICC		$260.00
C. Hunter ACC 2 Wire		$260.00

PLEASE PROVIDE RATES FOR THE FOLLOWING:	Rate
A. Mowers	$75.00 /per acre
B. Bush Hog	$150.00 /per hour
C. Tractor	$225.00 /per hour
D. Supervisor with Transportation	$100.00 /per hour
E. Laborer with Hand Equipment	$75.00 /per hour
F. Truck	$187.50 /per hour
G. Irrigation Tech Labor Rate	$95.00 /per hour

Please Provide "Emergency" hourly rates associated with storm clean up for the following items:

A. Tractor	$325.00 /per hour
B. Laborer w/ hand equipment	$175.00 /per hour
C. Supervisor	$200.00 /per hour
D. Truck	$287.50 /per hour

Additional Pricing Information

Please provide prices for the following items. Some items require a unit price while others require a unit price and total. On these items a specific number of units has been indicated. This is what is required to complete job to contractual specifications and should be bid accordingly.

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Southern Magnolia 6" Cal. – 20' OA- Installed/Guaranteed 1 year		$880.00	
Live Oak 6" Cal. – 22' OA- Installed/Guaranteed 1 year		$1,550.00	

FLOWERS:	Unit Price	Total Cost
Annuals (4" pots) including installation	$2.50	
Flowers for Change Outs (4 x annually) 180 per change out	$2.50	$1,800.00

PEST/WEED/FERTILIZER:	Unit Price	Total Cost
Top Choice Application	$700.00	$1,400.00
St. Augustine Fertilization	$865.00	$3,460.00
Shrub Fertilization (8-10-10 with micronutrients)	$480.00	$960.00
Tree fertilization (14-14-14 with micronutrients)	$437.00	$874.00
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F. Truck	$187.50 /per hour
G. Irrigation Tech Labor Rate	$95.00 /per hour

Please Provide "Emergency" hourly rates associated with storm clean up for the following items:

A. Tractor	$325.00 /per hour
B. Laborer w/ hand equipment	$175.00 /per hour
C. Supervisor	$200.00 /per hour
D. Truck	$287.50 /per hour

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form on behalf of ("Proposer") and declare that I have read the foregoing Proposal Form and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 30th day of July, 2026.

Proposer: **Sun State Nursery & Landscaping LLC**

By: **Todd Murphy**
Title: **Chief Operating Officer**

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn and subscribed before me this **5th** day of **August**, 2026, by **Todd Murphy** of **Sun State Nursery & Landscaping LLC.**, who is personally known to me or who has produced _____ as identification, and did [X] or did not [ ] take the oath.

ANDREA TAMORA TINSLEY
Notary Public - State of Florida
Commission # HH 505746
My Comm. Expires Mar 19, 2028
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Andrea Tinsley
Commission No.: HH 505746
My Commission Expires: March 19, 2028

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Armstrong Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of **Chief Operating Officer** for **Sun State Nursery & Landscaping LLC.** ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is **9362 Philips Highway, Jacksonville, FL. 32256**

4. Proposer's Federal Employer Identification Number (FEIN) is **59-1962918**

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

   - A predecessor or successor of a person convicted of a public entity crime; or,

   - An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

__X__ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 30th _____ day of July_____, 2026.

Proposer: **Sun State Nursery & Landscaping LLC.**

By: **Todd Murphy**

Title: **Chief Financial Officer**

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ■ physical presence or ■ online notarization, this **5th** day of **August**, 2026, by **Todd Murphy**, as **Chief Financial Officer** of **Sun State Nursery & Landscaping LLC**, who appeared before me this day in person, and who is either personally known to me, or produced_____ as identification.

ANDREA TAMORA TINSLEY
Notary Public - State of Florida
Commission # HH 505746
My Comm. Expires Mar 19, 2028
Bonded through National Notary Assn.

NOTARY PUBLIC, STATE OF **Florida**

(NOTARY SEAL)

Name: Andrea Tinsley

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST, SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST, AND SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Anabelle Island Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of **Chief Financial Officer** for **Sun State Nursery & Landscaping LLC.** ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is **9362 Philips Highway, Jacksonville, FL. 32256**

4. Proposer's Federal Employer Identification Number (FEIN) is **59-1962918**

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List, and the Proposer is not engaged in a boycott of Israel.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 30th_____ day of July_____, 2026.

Proposer: **Sun State Nursery & Landscaping LLC.**

By: **Todd Murphy**

Title: **Chief Financial Officer**

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ■ physical presence or ■ online notarization, this **5th** day of **August**, 2026, by **Todd Murphy**, as **Chief Financial Officer** of **Sun State Nursery & Landscaping LLC.**, who appeared before me this day in person, and who is either personally known to me, or produced_____ as identification.

ANDREA TAMORA TINSLEY
Notary Public - State of Florida
Commission # HH 505746
My Comm. Expires Mar 19, 2028
Bonded through National Notary Assn.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: Andrea Tinsley

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, **Todd Murphy**, as **Chief Financial Officer**, on behalf of **Sun State Nursery & Landscaping LLC.**, a Florida [limited liability company/corporation] ("Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;

   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

   (e) Causing or threatening to cause financial harm to any person;

   (f) Enticing or luring any person by fraud or deceit; or

   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Date: August 5, 2026

FURTHER AFFIANT SAYETH NAUGHT.

[CONTRACTOR]
By: **Sun State Nursery & Landscaping LLC.**
Name: **Todd Murphy**
Title: **Chief Financial Officer**
Date: August 5, 2026

STATE OF **Florida**
COUNTY OF **Duval**

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Todd Murphy, as Chief Financial Officer, of Sun State Nursery & Landscaping LL., who is ☐ personally known to me or ☐ who produced _ as identification this 5th day of August, 2026.

ANDREA TAMORA TINSLEY
Notary Public - State of Florida
Commission # HH 505746
My Comm. Expires Mar 19, 2028
Bonded through National Notary Assn.

(Notary Seal)

Notary Public

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into effective the ____ day of _____ 2026, by and between:

Anabelle Island Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida, with a mailing address of c/o Governmental Management Services North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

Sun State Nursery & Landscaping LLC, a _____, whose address is 9362 Philips Highway, Jacksonville, FL. 32256 ("**Contractor**," and collectively with the District, the "**Parties**").

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation improvements; and

WHEREAS, the District requires an independent contractor to provide certain landscape and irrigation maintenance services to certain lands within and without the District boundaries; 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, the Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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 the Parties 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.**

A. 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 E** ("**Work**"). The Contractor shall provide no fewer than the number of landscape maintenance staff, including but not limited to laborers, supervisors, and technical personnel, as specified in

Exhibit A.

B. The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **Exhibit E** 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**.

C. 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.

D. The 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, the 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.

A. 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. Contractor acknowledges that it is responsible for continuously monitoring the health and appearance of the landscaping assets located within the Property, and for notifying the District if additional services are needed to maintain same.

B. 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 Work 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).

C. The 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, structures or curbing, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of District and at Contractor's sole cost and expense.

D. The Contractor shall maintain at all times strict discipline among its employees and shall not employ for performance of Work contemplated under this Agreement 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 solicitation of any kind is permitted on District property.

4. MONITORING OF SERVICES.

A. The District shall designate in writing one or more persons to act as the District's representatives with respect to the Work 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 Work. This authority shall include but not be limited to verification of correct timing of Work to be performed, methods of pruning, pest control and disease control. The District hereby designates its **District Manager and Field Manager**, or their designees, to act as the District Representatives. The Contractor shall <u>not</u> take direction from anyone other than the District Representatives (e.g., the Contractor shall <u>not</u> take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). In the event the District Manager and Amenity Manager provide differing direction, the Contractor shall not take direction from either District Representative and immediately contact the Chairperson of the Board of Supervisors and District Counsel to resolve the conflict. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

B. 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, Contractor agrees to meet District Representatives no less than one (1) time per month to inspect the entirety of the property and discuss conditions, schedules, and items of concern regarding this Agreement and shall include a landscape report monthly for Board of Supervisors review, which shall be presented at least eight (8) days before the monthly Board meeting.

C. If the District Representatives identify any deficient areas, the District Representatives shall notify Contractor whether through a written report or otherwise. Contractor shall then, within the time period specified by the District Representatives or if no time is specified then within forty-eight (48) hours, explain

in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, 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, then within three (3) days and prior to submitting any invoices. 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 to: (i) fine Contractor One Hundred Dollars ($100) per day through a reduction in compensation; (ii) withhold some or all of Contractor's payments under this Agreement; and (iii) 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 Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly performed by Contractor, and it is Contractor's responsibility to perform the Work in accordance with this Agreement.

i. Notwithstanding the foregoing, the District Representatives shall monitor and rate the Contractor's performance in accordance with the requirements set out herein and in the Scope of Services, and shall report the results of such monitoring to the Contractor and the District's Board of Supervisors. In monitoring the Contractor's performance, the District Representatives are anticipated to record Contractor's performance on a form substantially similar to the Landscape Evaluation Scorecard attached hereto as part of **Exhibit D**. If at any time the Contractor's performance rating drops below 80%, and such deficiency persists for thirty (30) calendar days or longer, Contractor's compensation shall be automatically reduced by the difference between 80% and the Contractor's performance rating (i.e. if Contractor's performance rating is 70% and is not corrected to at least 80% within 30 calendar days, Contractor's compensation shall be reduced by 10% for the month at issue and until the target score of 80% is reached). This shall not be construed to limit the District's remedies hereunder or in law or equity for deficient service.

D. Any oversight by the District Representative of the Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the Work is properly done by the Contractor, and it is the Contractor's responsibility to perform the Work in accordance with this Agreement. Moreover, nothing in this section 4 shall be construed to authorize the Contractor to perform additional work or services at the sole direction of the District Representatives, and all additional work or services and related compensation shall be governed by section 7.C. of this Agreement.

5. **SUBCONTRACTORS.** Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. 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 Contractor is for the acts and omissions of persons directly employed by 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 this 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. **Term.** The initial term of this Agreement shall begin on _____, 2026, and continue through September 30, 2027 ("**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 four (4) additional times on an annual basis each October 1, in the District's sole discretion and at the amounts set forth in **Exhibit B.** Notwithstanding anything to the contrary herein, the District's obligation to pay under this Agreement are contingent upon an annual appropriation by the District's Board of Supervisors and the levy of a valid operations and maintenance special assessment. In the event that such annual appropriation is not made, this Agreement shall be terminated with no further obligations of the Contractor.

B. **Compensation.** Compensation for the Work shall be in the total amount of _____ **($_____)** per year, in monthly installments of _____ **($_____)** ("**Compensation**") for the Initial Term, as more specifically described in **Exhibit B.** Such Compensation covers the items specified in each respective part of Contractor's Bid Form attached hereto. 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**"), in substantially the form attached hereto as **Exhibit F**. 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 the 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 be for services actually rendered in the preceding month and 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 seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. **Payments by the Contractor**. Subject to the terms herein, the 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, the Contractor will provide proof of such payment. The 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, the District may at any time make payments due to the Contractor directly or by joint check, to any person or entity for obligations incurred by the Contractor in connection with the performance of Work, unless the 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 the Contractor in the same manner as if such payment had been made directly to the Contractor. The provisions of this Section are intended solely for the benefit of the District and will not extend to the benefit of any third persons, or obligate the District or its sureties in any way to any third party. Subject to the terms of this Section, the 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 the 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. The Contractor waives any right to file mechanic's and construction liens.

F. **No Escalation.** Contractor shall not demand or be entitled to additional compensation on the basis of escalation in fuel, materials, utilities, labor or other expenses.

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 Agreement, 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 Agreement.

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 Agreement.

iv. UMBRELLA LIABILITY: With limits of not less than $2,000,000.00 per occurrence covering all work performed under this Agreement.

v. CONTRACTORS POLLUTION LIABILITY. With limits of not less than $1,000,000 combined single limit bodily injury and property damage liability.

B. The District and its respective staff, supervisors, officers, agents, and consultants shall be named as additional insureds on all above listed policies except Workers' Compensation and Employer's Liability Coverage. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If 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, Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, The District may deduct such amount from any payment due Contractor. 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.

9. INDEMNIFICATION.

A. 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.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the Indemnitees, jointly or individually.

C. 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.

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.

A. 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. The Contractor further warrants to the District those warranties which the 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). The Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve the 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, the 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. The 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. The Contractor shall be responsible for maintaining and warranting all plant material maintained by the Contractor as of the first date of the Work.

B. The Contractor hereby covenants to the District that it shall perform the Work:

ii. using its best skill and judgment and in accordance with generally accepted professional standards; and

iii. 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.

C. The 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.** Contractor agrees it is licensed, capable and shall 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. Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, Contractor shall immediately notify the District of any chemical or fuel spills. 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 LANDSCAPE MAINTENANCE AREA.** By executing this Agreement, Contractor agrees that Contractor was able to inspect the Property prior to the time of submission of the bid, and that Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation infrastructure, in its current condition, and on an "as is" basis. Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of Contractor, except that Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism unless the same was in the Contractor's control. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

14. **NO ESCALATION CLAUSE.** Contractor shall not demand or be entitled to additional compensation on the basis of escalation in fuel, materials, utilities, labor or other expenses.

15. **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 the Contractor.

B. Contractor shall furnish detailed Purchase Order Requisition Forms ("**Requisitions**" or "**Requisition**") 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. Contractor's possession of the materials will constitute a bailment. 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.

16. COMPLIANCE WITH GOVERNMENTAL REGULATION. 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, 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 Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, 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.

17. 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.

18. 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.

19. 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.

20. TERMINATION. The District agrees that 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. 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 or upon any revocation by the District of their acknowledgment and consent to this Agreement by providing written notice of termination to Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any such termination 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, Contractor shall be entitled to payment for all Work rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets available against Contractor, as Contractor's sole means of recovery hereunder.

21. **PERMITS AND LICENSES.** All permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor at its sole cost and expense and maintained for the term of this Agreement. This shall include, but not be limited to, any permits required by Florida Department of Transportation, Clay County, or other regulatory agency.

22. **ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment of this Agreement without such prior written approval shall be void.

23. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, Contractor shall be acting as an independent Contractor. Neither Contractor nor employees of 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. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and 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.

24. **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.

25. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent of any inconsistency between this document, and the exhibits attached hereto, this Agreement shall control.

26. **ENFORCEMENT OF AGREEMENT**. In the event that either the District or 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.

27. **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 Contractor.

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

29. **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 as follows:

A. **If to the District:** Anabelle Island Community Development District
c/o Governmental Management Services North Florida
475 West Town Place, Suite 114
St. Augustine, FL 32902
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Ave.
Tallahassee, FL 32301
Attn: District Counsel, Anabelle Island CDD

B. **If to Contractor:** Sun State Nursery & Landscaping LLC
9362 Philips Highway
Jacksonville, FL. 32256

Attn: Tood Murphy

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 Contractor may deliver Notice on behalf of the District and 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.

30. **THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and 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 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 Contractor and their respective representatives, successors, and assigns.

31. **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 Clay County, Florida.

32. **PUBLIC RECORDS.** 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 **Governmental Management Services North Florida** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, 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 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 Contractor, 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT GOVERNMENTAL MANAGEMENT SERVICES NORTH FLORIDA, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092; 904-940-5850, OR MGILES@GMSNF.COM.

33. **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.

34. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties 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.

35. **PUBLIC ENTITY CRIMES.** The Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

36. **FOREIGN INFLUENCE.** The Contractor understands that under Section 286.101, *Florida Statutes*, that the Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

37. **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.

38. **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(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

39. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify Owner. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the Owner may immediately terminate this Agreement.

40. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*.

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below and effective as of the date first written above.

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

_____

By:_____

□ Chairperson

□ Vice Chairperson

Date: _____

[CONTRACTOR]

_____

By: _____

Its: _____

Date: _____

Exhibit A: Scope of Services
Exhibit B: Proposal Pricing
Exhibit C: Forms
Exhibit D: Landscape Evaluation Scorecard
Exhibit E: Maintenance Map
Exhibit F: Form of Additional Services Order

DAILY WORK JOURNAL

DATE:_____

DESCRIPTION OF WORK PERFORMED TODAY:_____

_____

_____

_____

_____

_____

_____

_____

LOCATIONS:_____

_____

_____

_____

_____

_____

ISSUES REQUIRING ATTENTION: _____

(Please notify District Rep. if any)

_____

_____

_____

EXHIBIT E
MAINTENANCE MAP



EXHIBIT F
FORM OF ADDITIIONAL SERVICES ORDER

THIS ADDITIONAL SERVICES ORDER (the "**ASO**") is presented according to the requirements established within the executed *Landscape & Irrigation Maintenance Services Agreement*, dated _____, 2026, between the parties listed below (the "**Agreement**"). This ASO is made and entered into effective this ____ day of _____, 202_, by and between:

Anabelle Island Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Clay County, Florida, with a mailing address of c/o Governmental Management Services North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

_____, a _____, whose address is _____ (the "Contractor," and collectively with the District, the "Parties").

1. **SCOPE OF WORK.** In addition to the services described in the Agreement and any Exhibits thereto, Contractor will provide the additional work described in the proposal(s) listed below, and attached as **Attachment A** to this ASO ("**Additional Work**"):

Proposal Date/Number	Description of Services	Compensation

2. **COMPENSATION.** The District agrees to compensate Contractor for the Additional Work in the total amounts listed herein and in accordance with any unit pricing set forth in the proposal(s) at **Attachment A**. Contractor shall invoice the District, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement.

3. **ACCEPTANCE.** Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to the services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect, including applicable warranties. To the extent that any other terms provided in **Attachment A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

IN WITNESS WHEREOF, the parties hereto have caused this ASO to be executed the day and year first above written.

CONTRACTOR

_____

By: _____

Its: _____

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

_____

Chairperson, Board of Supervisors

Attachment A:

Proactive Approach to Landscape Maintenance for Anabelle Island Community Development District



SUN STATE NURSERY & LANDSCAPING, LLC.

About Us

- Narrative
- Company History
- Services
- Simplified Communication Tools
  a. Property Map
  b. Monthly Irrigation Inspection Report
  c. Weekly Maintenance Service Report
  d. Agronomics Spray Report
  e. Start Up
- References
- Calendars
  a. Core Maintenance
  b. Agronomics Bahia
  c. Agronomics St. Augustine
  d. Irrigation
- Contract with Pricing

Narrative:

Sun State Nursery & Landscaping, Inc. is dedicated to being an industry leader. For over 40 years, we have designed, developed, installed, and maintained irrigation systems and landscapes throughout Northeast Florida. Our expertise in every facet of irrigation and landscaping is unmatched. With a highly qualified team, we deliver the highest quality services to our clients.

Sun State Nursery & Landscaping, Inc. adheres to annual production schedules refined over decades for landscape maintenance, agronomic programs, irrigation, and arbor services. When necessary, we will adjust these schedules and our agronomic program to align with the Landscape & Irrigation Specifications provided by Anabella Island Community Development District for landscape and irrigation maintenance services.

We take pride in offering exceptional customer service, setting the standard in the industry. Our proactive approach includes daily check-ins (if applicable), weekly communication reports, monthly property and irrigation inspection reports, monthly agronomic reports, and weekly site visits from our Division Manager of the Maintenance and Production Manager. These visits ensure thorough evaluations of horticultural, agronomic, and safety standards. Additionally, our Production Manager oversees day-to-day field operations and production during each community visit.

On the first day of service, our experienced crew prioritizes amenity areas, completing them early to minimize disruption to daily community operations and residents enjoying the Florida sun at pools and playgrounds. We then focus on entranceways and main roadway common areas.

Our Turf & Plant Health Care Program includes four annual granular fertilizer applications to St. Augustine turf, customized based on annual soil test results, and one blanket insecticide application (Arena) to combat chinch bugs. We enhance our turf program with liquid applications of micronutrients and iron for vibrant, healthy turf. As a preventative measure against Phytoplasma, Lethal Yellowing, and Lethal Bronzing in Florida, we vaccinate all Sylvester palms annually.

Our lead maintenance personnel are trained to identify signs of disease, pests, and irrigation irregularities in turf, plants, trees, and palms. Any issues are promptly reported to our service desk, where a work order is generated, logged, and assigned to the appropriate technician for resolution. Once addressed, the work order is closed, and the Property Manager is notified.

Our irrigation team, skilled in Weather Matic, multi-wire, and two-wire systems, excels in diagnosing issues and delivering effective solutions to ensure reliable service.

Sun State Nursery & Landscaping, Inc. looks forward to building a long-lasting partnership with Anabella Island Community Development District.

Sincerely,
Trey Wann

Business Development

Company History

SUN STATE NURSERY & LANDSCAPING. INC.

- In 1976 we started our journey as Sun State Nursery & Landscaping, Inc., as a retail/wholesale nursery on the Westside of Jacksonville. The company added landscape services and sod distribution in 1977. We quickly outgrew our location on Timuquana Road. A new location was developed on Phillips Highway in 1986 . Through the eighties Sun State Nursery became a leader in commercial landscape construction.
- Sun State Nursery & Landscaping, Inc., has landscaped many key landmarks in Jacksonville including:
- Metropolitan Park
- Nocatee Water Park
- The Prime Osborn Convention Center
- Nemours Children's Clinic
- Bridge Of Lions
- Citi Card Center Campus
- Blue Cross Blue Shield Campus
- Baptist Medical Center South
- Bartram Springs
- and many more.
- In 1995 a landscape management division was added to service completed projects. Through the years our company has developed experienced supervisors to manage large-scale commercial projects. In recent years Sun State Nursery & Landscaping, Inc., has added hardscape services. We have built arbors, fountains, stamped concrete, pavers, walks and other hardscape features.

Your Property Care Plan

MAINTENANCE

A well-managed landscape is your best first impression.



MAINTENANCE

Customized, Comprehensive Maintenance:

Sun State Nursery & Landscaping LLC, Inc. provides the highest standard of quality landscape maintenance. Our maintenance programs are customized to meet the unique needs of each individual property. Our superior customer service will monitor the health of the landscape, report conditions and offer creative strategies to enhance the landscape's long-term beauty and value. We offer comprehensive maintenance services and proactive landscape management to all of our clients.

Services Include:

- Landscape Maintenance
- Irrigation
- Horticulture & Pest Control
- Arbor Care
- Design & Site Enhancements
- Seasonal Color Programs

Our Relentless Pursuit of Landscape Excellence:

Sun State Nursery & Landscaping LLC, Inc. is committed to providing professional service through excellence, honesty and integrity to form long-term partnerships with our clients. The core of our success is providing exceptional service and exceeding the expectations of our customers.

We Specialize In Servicing:

- Homeowner Associations
- Multi-Family Communities
- Master Planned Communities
- Hotel & Resorts
- Office and Industrial Parks
- Retail Centers
- Municipal and Governmental Facilities

Why Choose Sun State Nursery & Landscaping LLC:

- Dedicated Account Manager as one point of contact taking complete ownership of your property and ensure timely maintenance on your grounds
- Division Manager providing monthly quality controls on your property making sure we are running on time and accurately against your contract
- Always keeping in mind Return of Investment for your property with year around curb appeal
- Trained staff to ensure that your landscape investment appreciates over time.

SUN STATE NURSERY & LANDSCAPING LLC

Your Property Care Plan

IRRIGATION & HORTICULTURE

Having the most practical and efficient irrigation system possible is important.



Irrigation Services:

Sun State Nursery & Landscaping LLC, Inc. is trained and licensed for installation and maintenance of irrigation systems with over 40 years of irrigation excellence. We install and maintain all levels of irrigation systems from conventional to "smart" technology systems and offer guidance on the most practical and efficient irrigation system for our clients. We update existing systems and provide scheduled maintenance visits to make sure the system runs efficiently and is maintaining a healthy landscape with reduced water consumption.

Water Management:

- Complete Installation
- System Upgrades
- Smart Controller Monitoring
- Rain/Soil Sensors
- Drainage

Why Choose Sun State Nursery & Landscaping LLC:

- Trained employees capable of installing and maintaining million-dollar systems
- Our irrigation techs have 25 years plus experience managing, maintaining and installing irrigation systems
- We have a comprehensive water management program in place

Horticultural Services:

Sun State Nursery & Landscaping LLC's Horticultural management program is the best choice in protecting our client's investment and achieving a beautiful and healthy landscape. We are properly licensed, and our team is certified to provide quality lawn and ornamental care through superior products, excellent customer service and continuous technician education. We take pride in being up-to-date on all the latest products and technology of lawn and ornamental care that can be custom-designed to fit your needs.

We Specialize In:

- Turf Fertilization
- Turf Weed Control
- Turf Disease/Insect Control
- Tree and Shrub Fertilization
- Tree & Shrub Disease/Insect Control
- Soil Test

Why Choose Sun State Nursery & Landscaping LLC:

- Our horticultural programs include both a granular and liquid fertilization processes specifically designed for your property and based on soil test results keeping in mind what's best for your property and using 'Best Practices'
- We follow the Integrated Pest Management (IPM) process.
- We offer complete comprehensive horticulture services in-house with 40 years plus community experience with identifying turf, plants, shrubs, trees & palms issues/diseases

IRRIGATION & HORTICULTURE

SUN STATE NURSERY & LANDSCAPING LLC

Your Property Care Plan

ENHANCEMENTS

Curb appeal is what makes a property stand out and will allow for a higher return on investment.



Sun State Nursery & Landscaping LLC, Inc. takes pride in focusing on our clients' long-term property management. The curb appeal must stay up-to-date and provide our clients the most value or return on the investment. Our goal is to provide our clients with the highest quality project, delivered in a timely fashion, using superior quality materials and installed by qualified professionals.

Services Include:

- Landscape imaging
- Re-design Landscape beds
- Tree and Shrub Installation
- Flower Design/Installation
- Hardscapes



Why Choose Sun State Nursery & Landscaping LLC:

- Licensed landscaping architects on staff with extensive understanding of the construction process and scheduling.
- Experienced foremen and superintendents who have large project experience.
- Management staff with over 40 years' experience

Simplified Communication Tools

- Managing the landscape of a community involves constant coordination—from budgeting and crew oversight to service requests and long-term planning. Clear, consistent communication is what keeps everything running smoothly.
- At **Sun State**, our communication tools are designed to keep property managers, boards and residents well informed and confident. Through structured reporting, updates, and responsive follow-up, we ensure transparency at every level.
- By providing timely information and proactive communication, we reduce uncertainty, anticipate needs, and create a collaborative environment where property managers & boards can make informed decisions with confidence.
- Your property is proactively monitored through multiple scheduled service visits—at least seven times per month during the growing season and three to four times per month during the non-growing season. Each visit provides an opportunity to identify potential issues early, document site conditions, and report findings, helping prevent small concerns from becoming larger problems.

Property Map



Weekly, Monthly Progressive Reports – Maintenance, Irrigation, Agronomics

Weekly Service Report: Date: Start Date

Property: Property Name Attn: Manager Name

- **Maintenance:**
- 1. Mowing: Mow all turf areas
- 2. Edging: Curbline and Walkways
- 3. Blowing: Blow all areas
- 4. Detail: This week we Concentrated on the following:
- • Trim all shrubs as needed, Entrance, Club House, Amenities, & Section_____
- • Hand Pulled weeds & Vines entrance and amenities and flower beds, & Section ____
- • Picked up all Trash throughout Property
- • Spray All Bed Weeds with (Round up Quick Pro) Entrance, Amenities, Section _____

- **Irrigation:**
- 1. April Inspection Completed (Date)
- 2. April Repairs Completed (Date)
- 3. May Inspection Completed (Date)
- 4. May Repairs Completed (Date)
- 5.

- **Agronomics: (Fertilizer, Weed Control, Pest Control)**
- • March: Fertilize all Plant Material (8-10-10 Granular) (Date)
- • March/April: Fertilize all Turf Area w/ (24-0-11 w/ Preemergent) Granular (Date)
- • May/June: Fertilize all Turf Area w/ (24-0-11 w/ Preemergent) Granular (Date)
- • May June: Blanket Application Pesticide (Arena w/ Irion) for Chinch Bugs (Date)
- • Sept./October: Fertilize all Turf Area w/ (16-0-8 w/ Preemergent) Granular (Date)
- • December: Fertilize all Turf Area w/ (16-0-8 w/ Winterize) Granular (Date)

- Notes:

Start-Up Landscape & Irrigation Assessment

- At the start of services, we implement a structured transition process to establish a complete understanding of the property and set the foundation for long-term landscape success.
- Our team conducts a **comprehensive irrigation inspection**, evaluating all zones for coverage, functionality, and efficiency. Each zone is **mapped and documented** to support accurate scheduling, repairs, and water management.
- We perform a **property-wide condition assessment**, including photo documentation of turf, shrubs, hedges, trees, and common areas. Turf health and plant conditions are documented, and improvement opportunities are identified.
- Within the **first 30-45 days**, we provide a **start-up condition report** to the property manager and/or board, outlining current conditions, irrigation findings, priority concerns, and recommended improvements.
- This proactive approach eliminates guesswork, aligns expectations, and ensures informed decision-making—resulting in improved plant health, efficient irrigation, and a positive visual impact across the community.



References

Project: e-Town CDD

Marcy Pollicino

e-Town Community Manager - Vista Property Services

recharge@etownjax.com Phone: 904-527-1081

Project: River Landing

Matthew Ciupak

President, CAM - BCM Services, INC.

mciupak@bcmservices.net Phone: 904-242-0666 X 109

Project: Johns Island

Shantel Tarasenko, LCAM - President, ALSOP Property Management, LLC

st@alsopcompanies.com

Phone: 904-647-2619

Project: Veterans Administration North Jacksonville Clinic

Michael Hamel Property Manager

michaelh@blackfinllc.com Phone: 904-738-9475

Project: Granville at e-Town

Joe Tepas CAM - Property Manager - First Coast Management

joe@firstcoastam.com Phone: 904-226-5572

Core Maintenance Frequency Calander

41 Visits	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Mow with 48-61"mowers	2	2	3	4	4	5	4	5	4	4	2	2	41
Edge	2	2	3	4	4	5	4	5	4	4	2	2	41
Line Trim	2	2	3	4	4	5	4	5	4	4	2	2	41
Blow/Clean up	2	2	3	4	4	5	4	5	4	4	2	2	41
Pruning/Shrubs	1	1	1	1	1	1	1	1	1	1	1	1	12
Manual Weeding/Pre-Emergent	1	1	1	1	1	1	1	1	1	1	1	1	12

Agronomics Frequency Calander Bahia Turf

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Pre Emergent				1									1
Granular Fert				1									1
Granular Insect Control And As Needed					1								1
Fire Ant Control And As Needed (Mounds)				1									1
Granular Disease Control And As Needed													
Post Emergent And As Needed										1			1

Agronomics Frequency Calander
St. Augustine Turf

	Jan	Feb	Mar / Apr	May / Jun	Jul	Aug	Sep / Oct	Nov	Dec	Total
Pre Emergent			1				1			2
Granular Fert			1	1			1		1	4
Liquid Insect Control And As Needed				1				1		2
Fire Ant Control (Mounds)			1			1				2
Granular Disease Control And As Needed										
Post Emergent And As Needed			1				1			2

Irrigation Inspection Calendar

12 Visits	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Wet Checks	1	1	1	1	1	1	1	1	1	1	1	1	12

D.

Uniting partners through exceptional

landscape services

UNITED
Land Services

Anabelle Island

Community Development District

Anabelle Island

Community Development District

Proposal

For

Landscape & Irrigation Maintenance

August 5, 2026

Pricing Valid for 90 Days Upon Receipt

August 5, 2025

Anabelle Island CDD
2355 Dallas Creek Ln.
Green Cove Springs, FL 32043

RE: Landscape Maintenance & Irrigation Services for Anabelle Island Community Development District

Dear Board of Directors,

Thank you for considering **United Land Services** as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Based upon the meticulous RFP language, our thorough site visits, and scope of services; we fully understand the high expectations for **Anabelle Island CDD.** Our proposal has been uniquely crafted to address your specific needs and expectations you have expressed throughout the RFP process.

As green industry professionals, we look forward to partnering with the community and to carryout the shared mission of constantly improving the overall experience and customer satisfaction. United Land Services is committed to providing best in class communication, proactiveness and commercial landscape maintenance services. Our team of dedicated landscape professionals welcome the opportunity to openly discuss costs, quantities and possible reductions to help **Anabelle Island CDD** increase quality but not necessarily increase the budget.

Again, we sincerely appreciate the opportunity to provide you with our proposal. If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly. ***We serve all our customers with this attitude.***

Integrity & Honesty

We will fix it before it's a problem. Procedures, checklists and training all focus on one result - making sure our clients don't have to manage our work.

Your Community, Our People

You want to know what's going on with the landscape in your community. Our people, systems and policies put communication first which results in superior quality. We are locally owned and invested in your neighborhood.

Teamwork

One size doesn't fit all. Our experienced staff and Phased Development Strategy™ allows us to find unique solutions to meet your property and budgetary needs.

Yours in Success,

George Rugen
Senior Business Development Manager
grugen@unitedlandservices.com
352-647-5968

Approach to RFP Requirements

1. Company History, Experience & Services
2. Bid Forms Including Pricing
3. Organizational Chart & Key Personnel
4. Financial Strength & Company Assets
5. Narrative Approach & Map
6. Reporting
7. Phased Development Strategy
8. Certifications, W-9, COI
9. Scope of Services Summary

Company History, Experience & Services

Company History

Locations, History, Services & Approach

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1500+

Additional Areas Served

- Alabama
  - Montgomery
- Florida
  - Central Florida
  - Ocala
  - Ft. Peirce
  - Fernandina Beach
  - Tampa
  - Bradenton
  - Jacksonville,
  - Ft. Lauderdale
  - Panama City
  - West Palm
- North Carolina
  - Greensboro
  - Charlotte
  - Raleigh
- South Carolina
  - Myrtle Beach
- Georgia
  - Savannah
  - Atlanta

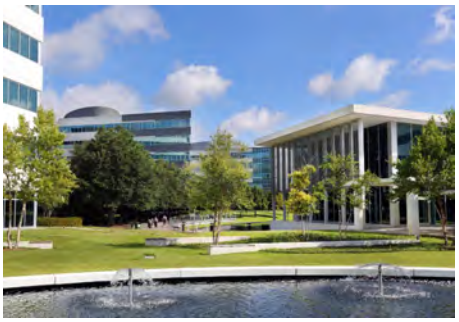




Our History

How It All Started

The Company was founded in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1500 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.



Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including master planned communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.



United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

Irrigation Experts

Your Team of Certified & Licensed Specialists





Installation, Maintenance & Repairs

- **Installation -** At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.



- **Maintenance -** Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.



- **Improvements -** Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.

Agronomics Program

Certified Pest Control Operators









Fertilization, Pest Control & Agronomy Management

- **Fertilization -** We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast

- **Pest Control -** United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.

- **Agronomy Management -** We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Hurricane Preparedness

Plan of Action



Phase I

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough- fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock- piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove “hangers”,



Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing













Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.





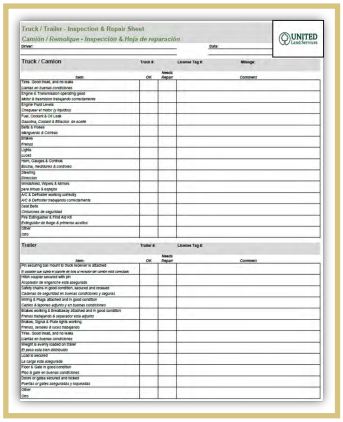
SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed and potential hazardous driving patterns.

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public . This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.



Exclusive Partnership











UNITED Land Services

Exclusive Partnership











Bid Forms
&
Pricing

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned authority, appeared the affiant, Jason Lamb, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CFO for United Land Services ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Anabelle Island Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. 1 dated July 23, 2026

Addendum No. 2 dated July 27, 2026

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer does not have any right to challenge any matter relating to the Project Manual, including but not limited to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 2nd day of October, 2025.

Proposer: United Land Services
By: _____
Title: CFO

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 2nd day of October, 2025, by Jason Lamb of United Land Services, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

LUIS MANUEL LIMA SANTANA
Notary Public
State of Florida
Comm# HH578429
Expires 8/1/2028

Notary Public, State of Florida
Print Name: Luis Manuel Lima Santana
Commission No.: HH578429
My Commission Expires: 8/1/28

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name United Land Services

Street Address 1240 Lawn Care Rd.

P. O. Box (if any) _____

City Green Cove Springs State Florida Zip Code 32043

Telephone 904-284-3165 Fax no. 904-203-1250

1st Contact Name Jeremy Duke Title Regional Manager

2nd Contact Name Derek Allen Title Branch Manager

Parent Company Name (if any) Florida ULS Operating, LLC DBA United Land Services, LLC

Street Address 12276 San Jose Blvd. Suite 747

P. O. Box (if any) _____

City Jacksonville State Florida Zip Code 32223

Telephone 904-829-9255 Fax no. 904-203-1250

1st Contact Name David Leach Title CEO

2nd Contact Name Donnie Cope Title Sr. VP of Operations

- *Company Standing:*

  Proposer's Corporate Form: LLC
  (e.g., individual, corporation, partnership, limited liability company, etc.)

  In what State was the Proposer organized? Delaware Date 2020

  Is the Proposer in good standing with that State? Yes x No ___

  If no, please explain _____

  _____

  _____

  Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes x No ___

  If no, please explain _____

  _____

  _____

- *What are the Proposer's current insurance limits?*

General Liability	$ 2,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	3/3/27

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

Certified General Contractor	Good Standing
Certified Pest Control Operator	Good Standing
Certified Irrigation Contractor	Good Standing
FDOT - TCC License	Good Standing
Arborist	Good Standing

PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

  Street Address 1240 Lawn Care Rd.

  P. O. Box (if any) _____

  City Green Cove Springs State Florida Zip Code 32043

  Telephone 904-284-3165 Fax no. 904-203-1250

  1st Contact Name Derek Allen Title Branch Manager

  2nd Contact Name Rachel Pinczewski Title Branch Administrator

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

  1 Supervisors, who will be onsite 2 days per week;
  2 Technical personnel, who will be onsite 4 days per month; and
  4 Laborers, who will be onsite 2 days per week. (growing season)

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes x No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

  Name: Brian Easley

  Position / Certifications: Director of Agronomy / CPO

  Duties / Responsibilities: Directs the company in best practices for turf management.

  % of Time to Be Dedicated to This Project: 15 %

  Please describe the person's role in other projects on behalf of the Proposer:

  Project Name/Location: Reverie at Silverleaf

Contact: Nicole Janzen

Contact Phone: 904-733-3334

Project Type/Description: Full Service Landscape Maintenance and Irrigation Services

Duties/Responsibilities: All aspects of horticulture and pest management.

Dollar Amount of Contract: $350,000

Proposer's Scope of Services for Project: All inclusive landscape and irrigation maintenance including palm trimming, mulch installation, annual rotations, and enhancement projects.

Dates Serviced: 2020-Present

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes* x *No* ___ *For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name American Ground Pro

Street Address 4672 Race Track Rd.

P. O. Box (if any)

City St. Johns State Florida Zip Code 32259

Telephone 904-254-5366 Fax no.

1st Contact Name David Robinson Title Managing Partner

2nd Contact Name Leslie Pragasam Title Dir. of Marketing

Proposed Duties / Responsibilities: Mulching all common areas of property

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: The Tides by Sweetwater Del Webb

Contact: Cheryl Otts

Contact Phone: 904-519-6673

Project Type/Description: Mulch Installation

Dollar Amount of Contract: $200,000

Proposer's Scope of Services for Project: All inclusive landscape and irrigation maintenance including palm trimming, mulch installation, annual rotations, and enhancement projects.

Dates Serviced: 2022 - Present

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

  All employees complete E-Verify screening process and agree to GPS monitoring by United Land Services

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

OFFICERS OF THE COMPANY
COMPLETE THIS PAGE AND ATTACH PROFESSIONAL PROFILES OR RESUMES

PROPOSER: United Land Services DATE: July 1, 2026

Provide the following information for key officers of the Proposer and parent company if any. Attach additional sheets if necessary.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
David Raymond Leach Jr.	CEO / President	Oversees Entire Company	Jacksonville, FL
Jason Lamb	CFO	Oversees Financial Activity	Jacksonville, FL
Tatiana Kurtiyakova	VP Accounting	Oversees AP / AR	Jacksonville, FL
Thomas Enright	VP Business Operations	Oversees Safety, Fleet, and Operations	Jacksonville, FL
FOR PARENT COMPANY (if applicable)			
David Raymond Leach Jr.	CEO / President	Oversees Entire Company	Jacksonville, FL
Jason Lamb	CFO	Oversees Financial Activity	Jacksonville, FL
Tatiana Kurtiyakova	VP Accounting	Oversees AP / AR	Jacksonville, FL
Thomas Enright	VP Business Operations	Oversees Safety, Fleet, and Operations	Jacksonville, FL

SUPERVISORY PERSONNEL
COMPLETE THIS PAGE AND ATTACH PROFESSIONAL PROFILES OR RESUMES

PROPOSER: United Land Services

DATE: July 1, 2026

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Jeremy Duke	Regional Manager	Oversees Operations	Jacksonville	2%	5	20
Derek Allen	Branch Manager	Manages Branch Functions	Green Cove Springs	5%	4	15
Robin Morris	Account Manager	Manages Properties	Green Cove Springs	8%	3	10

COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH WORK AT THIS PROPERTY

PROPOSER: United Land Services

DATE: July 1, 2026

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	Izuzu NPR	10	Green Cove Springs
1	48" Mower	10	Green Cove Springs
2	60" Mower	10	Green Cove Springs
4	Edgers	10	Green Cove Springs
4	String Trimmers	10	Green Cove Springs
4	Back Pack Blowers	10	Green Cove Springs
4	Hedge Trimmers	10	Green Cove Springs
1	Irrigation Van	10	Green Cove Springs
1	Z Spreader / Sprayer	10	Green Cove Springs

PROPOSAL FORM PART
III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously? Yes* X *No* ___ *If yes, please provide the following information for each project (attach additional sheets if necessary):*

  Project Name/Location: Seaton Creek CDD

  Contact: Zenzi Rogers

  Contact Phone: 904-383-9922

  Project Type/Description: Full Service Landscape Maintenance and Irrigation Services

  Dollar Amount of Contract: $250,000

  Scope of Services for Project: Full service landscape and irrigation services. It is the same specs as this community. Very similar challenges such as a variety of turf, pond mowing, and many different areas to maintain.

  Dates Serviced: 2022 - Present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:*

  2025 = 285 Million

  2024 = 243 Million

  2023 = 153 Million

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: Palm Coast CDD

Contact: Kevin Anderson Contact Phone: 510-932-3309

Project Type/Description: Full Service Landscape and Irrigation Services

Dollar Amount of Contract: $350,000

How was the project similar to this project? This property is very similar to South Village CDD as it contains a clubhouse area and different neighborhoods.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Includes 52 service visits, all inclusive irrigation system, 6 turf apps / 2 shrub apps, 1x mulching, 4 flower changeouts 1 Palm tree trimming, and various enhancments including arbor care on trees and beautification projects.

List of equipment used on site: Project included different sized mowers, hand held equipment, tree trimming equipment, and fertilization equipment.

List of subcontractors used: American Ground Pro

Is this a current contract? Yes x No ___

Duration of contract: 2023-Present

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes* x *No _____ For each such incident, please provide the following information (attach additional sheets as needed):*

  Project Name/Location: Windward Ranch / St. Augustine

  Contact: Miranda Blankenship Contact Phone: 904-660-1201

  Project Type/Description: Large Scale HOA

  Dollar Amount of Contract: $250,000

  Scope of Services for Project: Included all landscape and irrigaton related services - maintenance irrigation wet checks and repairs, agronomics, mulch installation, annual rotations, and Palm tree trimming.

  Dates Serviced: 2017-2024

  Reason for Termination: Project was terminated due to budget restraints.

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes* x *No* ___

  If yes, please describe each violation, fine, and resolution United Tree Department was cited when an employee was not using the equipment provided and was hurt. United implemented a safety program focusing on each piece of equipment. The fine was $1,000.

  What is the Proposer's current worker compensation rating?
  1.06

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No x

  If yes, please describe each incident _____

  _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ *No* x *If yes, please provide:*

  The names of the entities _____

  The state(s) where barred or suspended _____

  The period(s) of debarment or suspension _____

  Also, please explain the basis for any bar or suspension:

  _____

  _____

  _____

  _____

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

  None

  _____

  _____

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

  None

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes (_) No (x) If yes, provide the following:*

  Identify the Case # and Tribunal:

  Describe the Nature of the Action:

  Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes (_) No (x) If yes, please explain:*

_____

_____

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes (_) No (x) If yes, please explain:*

_____

_____

_____

_____

_____

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Anabelle Island Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CFO for United Land Services ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 12276 San Jose Blvd. Suite 747 Jacksonville, FL 32223

4. Proposer's Federal Employer Identification Number (FEIN) is 85-2497925

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

X
_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 7th day of July, 2026.

Proposer: United Land Services

By: _____

Title: CFO

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 7 day of July, 2026, by Jason Lamb, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

LUIS MANUEL LIMA SANTANA
Notary Public
State of Florida
Comm# HH578429
Expires 8/1/2028

Name: Luis Manuel Lima Santana

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST, SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST, AND SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Anabelle Island Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CFO for United Land Services ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 12276 San Jose Blvd. Suite 747 Jacksonville, FL 32223

4. Proposer's Federal Employer Identification Number (FEIN) is 85-2497925

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List, and the Proposer is not engaged in a boycott of Israel.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 7th day of July, 2026.

Proposer: United Land Services

By: _____

Title: CFO

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 7 day of July, 2026, by Jason Lamb, as _____ of _____, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Luis Manuel Lima Santana

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

LUIS MANUEL LIMA SANTANA
Notary Public
State of Florida
Comm# HH578429
Expires 8/1/2028

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Jason Lamb, as CFO, on behalf of United Land Services, a Florida [limited liability company/corporation] ("Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Date: July 7, 2026, 2026

FURTHER AFFIANT SAYETH NAUGHT.

[CONTRACTOR]
By: _____
Name: Jason Lamb
Title: CFO
Date: July 7, 2026

STATE OF Florida
COUNTY OF Duval

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Jason Lamb, as CFO, of United Land Services, who is ☑ personally known to me or ☐ who produced _____ as identification this _____ day of _____, 2026.

Luis Manuel Lima Santana
Notary Public

(Notary Seal)

LUIS MANUEL LIMA SANTANA
Notary Public
State of Florida
Comm# HH578429
Expires 8/1/2028

Pricing

PROPOSAL FORM PART IV –
PRICING

October 1, 2026 thru September 30, 2027

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$ 41,916
2. Pruning (Shrubs and Trees)	$ 30,864
3. Palm Pruning	$1,836
4. Cleaning litter, bogus signs	$1,368
5. Pesticide/Fertilization Application	$8,208
6. Irrigation Inspections and Repairs	$5,784
7. Mulch Installation	$ 33,996
8. Annual Flower Rotation	$1,908
9. Certified Playground Mulch Maintenance and Replenishment	$ 15,000
Total Proposal Price (Items 1-9)	$140,880

Proposal Summary By Month (Reflect seasonal variations by month)

October	$ 11,740
November	$ 11,740
December	$ 11,740
January	$ 11,740
February	$11,740
March	$11,740
April	$11,740
May	$11,740
June	$ 11,740
July	$ 11,740
August	$ 11,740
September	$11,740

PROPOSAL PRICING

October 1, 2027 through September 30, 2028

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$ 41,916
2. Pruning (Shrubs and Trees)	$ 30,864
3. Palm Pruning	$ 1,836
4. Cleaning litter, bogus signs	$1,368
5. Pesticide/Fertilization Application	$ 8,208
6. Irrigation Inspections and Repairs	$5,784
7. Mulch Installation	$ 33,996
8. Annual Flower Rotation	$1,908
9. Certified Playground Mulch Maintenance and Replenishment	$ 15,000
Total Proposal Price (Items 1-9)	$ 140,880

Proposal Summary By Month (Reflect seasonal variations by month)

October	$ 11,740
November	$ 11,740
December	$ 11,740
January	$ 11,740
February	$ 11,740
March	$ 11,740
April	$ 11,740
May	$ 11,740
June	$ 11,740
July	$ 11,740
August	$ 11,740
September	$ 11,740

PROPOSAL PRICING

October 1, 2028 through September 31, 2029

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$ 44,431
2. Pruning (Shrubs and Trees)	$ 32,716
3. Palm Pruning	$1,946
4. Cleaning litter, bogus signs	$ 1,450
5. Pesticide/Fertilization Application	$ 8,700
6. Irrigation Inspections and Repairs	$ 6,131
7. Mulch Installation	$ 36,036
8. Annual Flower Rotation	$ 2,022
9. Certified Playground Mulch Maintenance and Replenishment	$ 15,895
Total Proposal Price (Items 1-9)	$ 149,328

Proposal Summary By Month (Reflect seasonal variations by month)

October	$ 12,444
November	$ 12,444
December	$ 12,444
January	$ 12,444
February	$ 12,444
March	$ 12,444
April	$ 12,444
May	$ 12,444
June	$ 12,444
July	$ 12,444
August	$ 12,444
September	$ 12,444

PROPOSAL PRICING

October 1, 2029 through September 30, 2030

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$ 44,431
2. Pruning (Shrubs and Trees)	$ 32,716
3. Palm Pruning	$1,946
4. Cleaning litter, bogus signs	$ 1,450
5. Pesticide/Fertilization Application	$ 8,700
6. Irrigation Inspections and Repairs	$ 6,131
7. Mulch Installation	$ 36,036
8. Annual Flower Rotation	$ 2,022
9. Certified Playground Mulch Maintenance and Replenishment	$ 15,895
Total Proposal Price (Items 1-9)	$ 149,328

Proposal Summary By Month (Reflect seasonal variations by month)

October	$ 12,444
November	$ 12,444
December	$ 12,444
January	$ 12,444
February	$ 12,444
March	$ 12,444
April	$ 12,444
May	$ 12,444
June	$ 12,444
July	$ 12,444
August	$ 12,444
September	$ 12,444

PROPOSAL PRICING

October 1, 2030 through September 30, 2031

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$ 47,097
2. Pruning (Shrubs and Trees)	$ 34,679
3. Palm Pruning	$ 2,063
4. Cleaning litter, bogus signs	$ 1,537
5. Pesticide/Fertilization Application	$ 9,223
6. Irrigation Inspections and Repairs	$ 6,499
7. Mulch Installation	$ 38,198
8. Annual Flower Rotation	$ 16,853
9. Certified Playground Mulch Maintenance and Replenishment	$ 16,853
Total Proposal Price (Items 1-9)	$ 158,292

Proposal Summary By Month (Reflect seasonal variations by month)

October	$ 13,191
November	$ 13,191
December	$ 13,191
January	$ 13,191
February	$ 13,191
March	$ 13,191
April	$ 13,191
May	$ 13,191
June	$ 13,191
July	$ 13,191
August	$ 13,191
September	$ 13,191

Additional Pricing Information

Please provide prices for the following items. Some items require a unit price while others require a unit price and total. On these items a specific number of units has been indicated. This is what is required to complete job to contractual specifications and should be bid accordingly.

SOD/SEED/MULCH:		**Unit Price**	**Total Cost**
Sodded Argentine Bahia Lawn, SF Stripped and Installed		$1.15 S/F	
Sodded St Augustine Lawn, SF Stripped and Installed		$.80 S/F	
Pine Straw		$9.00	*per bale
3" Deep Pine Bark (2 x annually)	250 C/Y per application	$62.00	$31,000.00
3" Deep Cert. Playground Mulch (per specs.)	200 C/Y per application	$67.00	$13,400
St. Augustine (stripped and laid)		$.80	

* Pine straw bales may be traded off as credit for pine bark mulch

SHRUBS/TREES:		**Unit Price**	**Total Cost**
1 Gallon plants	160	$6.25	$1,000.00
3 Gallon plants	80	$15.00	$1,200.00
Agapanthus (1Gal)		$7.00	
Azalea (3 Gal)		$22.40	
Ligustrum (3 Gal)		$22.40	
Loropetalum (3 Gal)		$22.40	
Lantana (1 Gal)		$12.00	
Holly (3 Gal)		$22.40	
Ligustrum Tree (8X8)- Installed/Guaranteed 1 year		$715.00	
Crape Myrtle (100 Gal) - Installed/Guaranteed 1 year		$1,365.00	
Loblolly Pine (30 Gal) - Installed/Guaranteed 1 year		$600.00	
Southern Magnolia 6" Cal. – 20' OA- Installed/Guaranteed 1 year		$1,540.00	
Live Oak 6" Cal. – 22' OA- Installed/Guaranteed 1 year		$4,140.00	

FLOWERS:	**Unit Price**	**Total Cost**
Annuals (4" pots) including installation	$2.65	
Flowers for Change Outs (4 x annually) 180 per change out	$2.65	$1,908.00

PEST/WEED/FERTILIZER:	**Unit Price**	**Total Cost**
Top Choice Application	$7,056	$7,056 (1 Application)
St. Augustine Fertilization	$1,080.00	$1,080 (1 Round)
Shrub Fertilization (8-10-10 with micronutrients)	$415	$415 (1 Round)
Tree fertilization (14-14-14 with micronutrients)	$5	$1,250 (1 Round All Trees)
Palms (High Manganese Combo)	$7.50	$90 (1 Round All Palms)

IRRIGATION:	**Unit Price**	**Total Cost**
A. Rainbird ESP 32		$1,500.00
B. Hunter ICC		$2,000.00
C. Hunter ACC 2 Wire		$2,387.00

PLEASE PROVIDE RATES FOR THE FOLLOWING:	**Rate**
A. Mowers	$60.00 /per acre
B. Bush Hog	$100.00 /per hour
C. Tractor	$100.00 /per hour
D. Supervisor with Transportation	$75.00 /per hour
E. Laborer with Hand Equipment	$60.00 /per hour
F. Truck	$65.00 /per hour
G. Irrigation Tech Labor Rate	$65.00 /per hour

Please Provide "Emergency" hourly rates associated with storm clean up for the following items:

A. Tractor	TBD Based on type and requirements /per hour
B. Laborer w/ hand equipment	$65.00 /per hour
C. Supervisor	$100.00 /per hour
D. Truck	TBD Based on type and requirements /per hour

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form on behalf of ("Proposer") and declare that I have read the foregoing Proposal Form and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 7th day of July, 2026.

Proposer: United Land Services

By: _____

Title: CFO

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn and subscribed before me this 7 day of July, 2026, by Jason Lamb of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Luis Manuel Lima Santana

Notary Public, State of Florida

Print Name: Luis Manuel Lima Santana

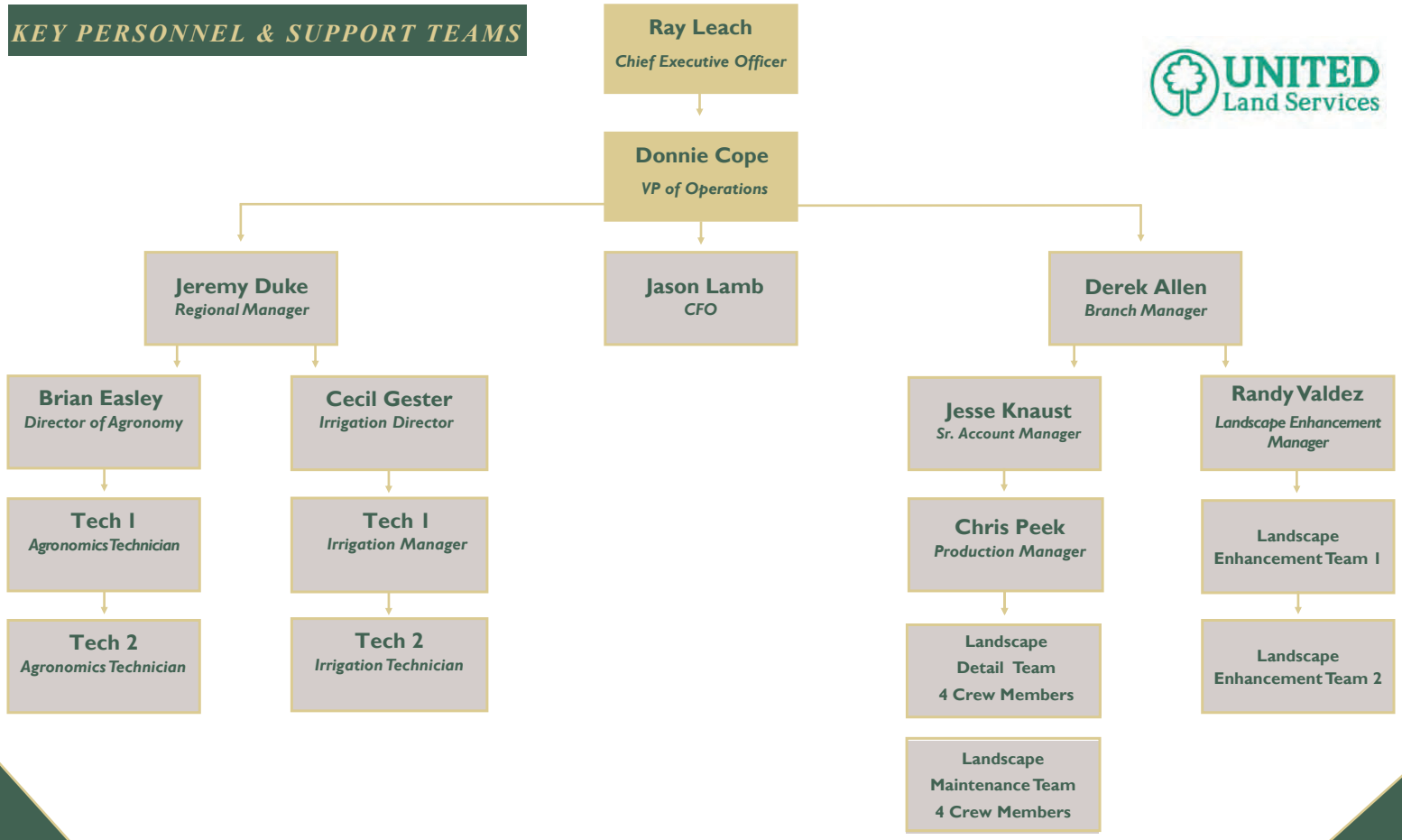
Commission No.: HH578429

My Commission Expires: 8/1/2028

LUIS MANUEL LIMA SANTANA
Notary Public
State of Florida
Comm# HH578429
Expires 8/1/2028

Organizational Chart
&
Key Personnel

KEY PERSONNEL & SUPPORT TEAMS



Ray Leach

Chief Executive Officer

Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2019 – Present
United Land Services – *Chief Operating Officer*

- Formulate business strategy with others in the executive team.
- Design policies that align with overall strategy
- Implement efficient processes and standards.
- Coordinate labor operations and find ways to ensure customer retention.
- Ensure compliance with local and state laws.
- Evaluate risk and lead quality assurance efforts

1994 - 2021
Southern Scapes – *President*

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements, and sales reports
- Implement efficient processes and standards.
- Coordinate labor operations and find ways to ensure customer retention.
- Ensure compliance with local and state laws.
- Evaluate risk and lead quality assurance efforts.
- Identifying areas to cut costs while improving programs, performance, and policies.

Licenses & Skills

- *Certified Irrigation Contractor*
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
rleach@unitedlandservices.com
linkedin.com/in/ray-leach-8bb505174/

Donnie Cope

Vice President of Operations

Accomplished and goal-driven Vice President with more than 7 years' experience in strategic and tactical business leadership. Expertise includes managing business process change to achieve maximum results with effective planning, organization, and communication skills as well as a solutions-oriented approach to problem-solving.

Experience

2021 – Present

United Land Services – *VP of Operations*

- Establishes, implements, and communicates the strategic direction of the organizations operations division.
- Collaborates with executive leadership to develop and meet company goals while supplying expertise and guidance on operations projects and systems.
- Collaborates with other divisions and departments to carry out the organization's goals and objectives.
- Identifies, recommends, and implements new processes, technologies, and systems to improve and streamline organizational processes and use of resources and materials.
- Designed and manages Northeast Florida operations with a diverse staff of qualified project managers.

2016 - 2020

Florida Turf Grass – *Owner*

- Sod sales, installation, and grading services for Northeast Florida.

2014- 2016

Outdoor Concepts – *Owner*

- Landscape design and construction services for Northeast Florida.

Education

2001 - 2003

A.A. Business Administration and Management

St. Johns Community College

Licenses & Skills

- *Certified Irrigation Contractor*
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
dcope@unitedlandservices.com
linkedin.com/in/donnie-cope-69677b20/

Jeremy Duke

Regional Manager

Accomplished leader with 28 years of experience improving quality, cost, and results for commercial landscape companies. Jeremy oversees branch activities and engages in weekly team meetings throughout the Southeast to maintain quality, consistency and safety

Experience

2022 – Present

United Land Services – *Regional Manager*

- Ensure that the quality and efficiency of our landscape maintenance programs meets clients and company standards
- Oversees multiple branches and key accounts to implement quality, consistency and safety.
- Helping branches to meet and exceed growth targets and achieving company goals

2013 - 2022

BrightView Landscape Services – *General Manager*

- Inspect key client properties to monitor performance and overall job quality
- Ensure existing accounts are renewed each year
- Adhere to annual budgets
- Develops landscape maintenance programs
- Supervision of monthly inspections and reporting consulting services for turf health, horticultural and irrigation

1995 - 2013

ValleyCrest Companies – *Branch Manager*

- Inspect key client properties to monitor performance and overall job quality
- Ensure existing accounts are renewed each year
- Adhere to annual budgets
- Develops landscape maintenance programs
- Supervision of monthly inspections and reporting consulting services for turf health, horticultural and irrigation

Licenses & Skills

- Relationship Management
- Safety
- Business Strategy
- Finance & Operations
- Team Leader
- ISA Board Certified Arborist

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-544-0671
mduke@unitedlandservices.com

Derek Allen

Branch Manager

Derek has been in the Green Industry for 25 years. He has an extensive background and experience in both landscape management and Environmental Health and Safety. Derek takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2022 – Present
United Land Services – *Branch Manager*

- Planning, scheduling, and implementation of all landscape and enhancement operations throughout the branch.
- Quality control, safety, and routine training.
- Client relations and service

2015 - 2021
BrightView – *Senior Account Manager*

- Hired, trained and developed maintenance crews to work efficiently and safely.
- Used the latest industry technology and applications to manage teams, schedule crews, calculate and track hours to keep budget.
- Served as the main point of contact for key clients. Met with them proactively and regularly while serving as a consultative subject matter expert.
- Used creativity to design and propose enhancements to existing landscapes.
- Coordinated with other departments including Irrigation, Agronomics, Safety and the Field Support Team to promote a seamless workflow.
- Additional responsibilities include complying with Department of Agriculture/OSHA standards, site EHS programs, overseeing the site Personal Protective Equipment program (P.P.E.). Equipment certification program and managing Department of transportation fleet compliance and record keeping. Onsite crew safety audits to ensure compliance in safety standards and P.P.E. use.

2010 - 2015
ValleyCrest – *Account Manager*

Education

2000 - 2002
A.A. Agriculture Management
Florida Southern College at Lakeland

Licenses & Skills

- State of Florida Department of Agriculture – JE104237
- State of Florida Department of Environmental Protection Green Industries B.M.P. GV16732 -1
- Trenching, Shoring, Excavation Competent Person 1926.650 -1926.652(p)
- OSHA 10 – 10-hour occupational safety and health studies in construction safety and health.
- OSHA 30 – 30-hour training in general industry safety and health 20-601251033
- C.P.R. / first aid – American Red Cross
- C.P.R. / First Aid Certified Trainer – Instructor – American Red Cross
- Florida Department of Transportation Approved maintenance of traffic (M.O.T.) – FDOT 125/4678

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-574-2032
dallen@unitedlandservices.com

Brian Easley

Director of Agronomics

Seasoned certified pest control operator with over 18 years of experience in the industry. Proven ability to identify and suppress or eliminate pests while providing excellent customer service. Passion for performing and supervising year-round maintenance field operations involving Florida turfgrass and ornamentals.

Experience

2019 – Present

United Land Services – *Horticulture Manager*

- Built out the United Land Services in house Agronomics Division
- Oversee and manage full time technicians that deliver best in class quality and results to commercial landscapes turf grasses and ornamentals.

2007 - 2019

TruGreen – *Horticulture Manager*

- Oversaw company growth and retention.
- Managed a 2M book of business from all aspects.

Licenses & Skills

- Certified Pest Control Operator
- Lawn & Ornamental
- General Household Pest Control
- Safety
- Problem solving
- Teamwork

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
beasley@unitedlandservices.com

Cecil Gester

Director of Irrigation

Accomplished and energetic individual with a solid 30-year history of achievement in the landscape industry. Motivated manager with strong organizational and prioritization abilities. Areas of expertise include irrigation, drainage, and training. Skilled in training and mentoring employees to develop every technician to full potential.

Experience

2019 – Present
United Land Services – *Irrigation Director*

- Oversees all aspects of irrigation and enhancements for our commercial maintenance division.

1993 - 2021
WaterLink – *Owner*

- Oversaw multi-million dollar company in Jacksonville
- Managed and worked with Green Industry Professionals for 30+ years

Licenses & Skills

- Time Management
- Troubleshooting
- Training
- Safety
- Advanced Knowledge of Cloud Technology Systems

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-509-2232
cgester@unitedlandservices.com

Robin Morris

Account Manager

Robin Morris serves as the primary contact for United Land Services clients. He builds and sustains long-term relationships, focusing on both client retention and ancillary sales, while providing oversight for field operations. Michael supervises the Production Manager, who directly manages all field operations and Associate Account Managers. As a unified group, they are responsible for coaching and developing team members.

Experience

2023 – Present

United Land Services – *Senior Account Manager*

- Develops and maintains long-term relationships with customers
- Develops and maintains a schedule to perform "site walkthroughs" during formal meetings with customers to ensure quality and service expectations are met
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Proactively presenting site enhancement ideas to existing customers
- Participating in branch meetings and assist the Branch Manager or Assistant Branch Manager in overall leadership of branch

2014 - 2022

BrightView – *Account Manager*

- Hired, trained and developed maintenance crews to work efficiently and safely.
- Used the latest industry technology and applications to manage teams, schedule crews, calculate and track hours to keep budget.
- Served as the main point of contact for key clients. Met with them proactively and regularly while serving as a consultative subject matter expert.
- Used creativity to design and propose enhancements to existing landscapes.
- Coordinated with other departments including Irrigation, Agronomics, Safety and the Field Support Team to promote a seamless workflow.

Education

2006 - 2010
B.S. Turfgrass Science
FSCj

Licenses & Skills

- Strategic Planning & Execution
- Personnel Development
- Communication
- Problem Solving
- Team Work

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-544-0668
rmorris@unitedlandservices.com

George Rugen

Business Development Manager

Dedicated to solving problems and creating solutions for commercial and residential living spaces. With 20 years of experience in sales, operations, design, and entrepreneurship, I am committed to collaborating with clients to create functional and innovative solutions for commercial properties and business. A dynamic team player with a strong consultative sales approach by continually producing quality solutions while adhering to demanding deadlines and budgets. Advanced understanding of customer needs coupled with strict attention to detail, results in superior customer service and high levels of client satisfaction.

Experience

2024 – Present

United Land Services – *Business Developer*

- Develops and maintains long-term relationships with customers
- Develops and maintains a schedule to perform "site walkthroughs" during formal meetings with customers to ensure quality and service expectations are met.
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Proactively presenting site enhancement ideas to existing customers

2001-2024

BrightView – *Senior Business Developer*

- Managed the growth and retention of the Jacksonville Branch for Commercial Landscape Maintenance.
- Held weekly, bi-weekly and monthly sales meetings for each division to keep the teams motivated with company culture and assist personal employee and company goals. Daily communication and over 25 direct reports to maintain high levels of customer satisfaction.
- Engage in monthly financial meetings with upper management to improve internal business performance.

Education

2000 - 2004

BS Business Management

University of Tampa

Licenses & Skills

- Best Management Practices Certified
- Critical Thinker
- Problem Solver
- Project Management

Contact

12276 San Jose Blvd. Ste, 747

Jacksonville, FL 32223

904-855-5300

grugen@unitedlandservices.com

Financial Strength & Company Assets

THE TOP 100

non-private equity owned top 100 companies and by service, visit: **bit.Ly/lawntop100**

Presented by Lawn & Landscape

Sponsored by 3PG ADVISORS

ABOUT THIS LIST

The Lawn & Landscape Top 100 list is based on 2025 revenue from landscape profit centers. Information is reported by each company listed, unless otherwise noted.

ABBREVIATIONS

%MT: Maintenance
%CLC/F: Chemical Lawn Care/Fertilization
%LD/B/I: Landscape Design/Build/Install
%II/MT: Irrigation Installation/Maintenance
%CR: Commercial Revenue
%RR: Residential Revenue
%SN: Snow Revenue
%TC: Tree Care Revenue
N/A: No Answer/Unknown

***** Indicates not on list last year
^ Indicates private equity backing

All percentages have been rounded to nearest tenth. Osprey Landscape Group was listed as Pacific Landscape Management last year. Structural pest control revenue was not included in this year's numbers but were last year.

2026 Rank	COMPANY	2025 Rank	REVENUE	CITY	EMPLOYEES	% change from 2024	%MT	%CLC/F	%LD/B/I	%II/MT	%SN	%TC	%CR	%RR
1	BrightView Holdings^	1	$2,672,800,000	Blue Bell, PA	19,000	-3	63	0	30	0	8	0	100	0
2	The Davey Expert Tree Co.	2	$1,948,000,000	Kent, OH	12,406	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	TruGreen^	3	$1,560,000,000	Franklin, TN	9,435	1	N/A	N/A	N/A	N/A	N/A	N/A	15	85
4	Mariani Premier Group^	5	$874,000,000	Lake Bluff, IL	5,844	33	33	1	52	7	3	2	13	85
5	Yellowstone Landscape^	4	$773,764,374	Bunnell, FL	7,295	14	54	10	11	12	8	4	100	0
6	HeartLand^	6	$643,000,000	Kansas City, MO	5,609	8	N/A	N/A	N/A	N/A	N/A	N/A	100	0
7	Bartlett Tree Experts	7	$572,000,000	Stamford, CT	3,370	9	0	0	0	0	0	100	30	64
8	SavATree^	9	$528,000,000	Bedford Hills, NY	3,550	10	0	0	0	0	0	0	30	70
9	Gothic Landscape	10	$464,000,000	Valencia, CA	2,550	5	31	0	69	0	0	0	95	5
10	Ruppert Landscape^	12	$461,000,000	Laytonsville, MD	2,900	15	61	0	39	0	0	0	100	0
11	Sperber Landscape Cos.^	11	$430,000,000	Westlake Village, CA	3,300	11	N/A	N/A	N/A	N/A	N/A	N/A	100	0
12	Weed Man	13	$426,775,854	Orono, Ontario	5,170	10	0	100	0	0	0	0	3	97.5
13	LandCare USA	15	$352,135,000	San Diego, CA	4,000	10	N/A	N/A	N/A	N/A	N/A	N/A	100	0
14	Divisions Maintenance Group^	17	$347,433,783	Cincinnati, OH	1,002	20	50	0	0	4	46	0	100	0
15	Outworx Group^	18	$310,000,000	Westbury, NY	344	24	20	0	3	2	75	0	85	0
16	United Land Services^	16	$290,884,937	Jacksonville, FL	2,150	3	55	3	18	10	0	5	95	5
17	Turf Masters Brands^	25	$283,000,000	Roswell, GA	1,800	8	0	100	0	0	0	0	6	94
18	U.S. Lawns^	19	$260,000,000	Orlando, FL	4,202	4	65	1	21	5	8	0	100	0

Lawn&Landscape

LeanScaper

%II/MT: Irrigation Installation/Maintenance

N/A: No Answer/Unknown

* Indicates not on list last year

All percentages have been rounded to nearest tenth.

FOR A LIST OF THE TOP COMPANIES LISTED BY SERVICE, VISIT: bit.ly/lawntop100

2025 Rank	COMPANY	2024 Rank	REVENUE	CITY	EMPLOYEES	% change from 2023	%MT	%CLC/F	%LD/B/I	%II/MT	%SN	%TC	%CR	%RR
1	BrightView Holdings	1	$2,767,100,000	Blue Bell, PA	21,000	-2	63	0	29	0	8	0	100	0
2	The Davey Tree Expert Co.	2	$1,842,000,000	Kent, OH	12,149	9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3	TruGreen	3	$1,740,000,000	Memphis, TN	13,358	2	N/A	N/A	N/A	N/A	N/A	N/A	14	85
4	Yellowstone Landscape	4	$718,500,000	Bunnell, FL	6,800	24	78	0	11	0	6	5	100	0
5	Mariani Premier Group	7	$659,946,000	Lake Bluff, IL	4,969	42	45	4	45	1	3	2	9	91
6	HeartLand	5	$583,300,000	Kansas City, MS	5,013	9	72	0	12	0	16	0	100	0
7	Bartlett Tree Experts	6	$526,000,000	Stamford, CT	3,000	9	0	0	0	0	0	100	30	64
8	Monarch Landscape Cos.	*	$500,000,000	Los Angeles, CA	4,052	20	60	0	15	15	5	5	85	15
9	SavATree	9	$479,000,000	Bedford Hills, NY	3,000	22	N/A	N/A	N/A	N/A	N/A	N/A	30	70
10	Gothic Landscape	8	$442,000,000	Valencia, CA	2,400	13	30	0	70	0	0	0	95	5
11	Sperber Landscape Cos.	10	$426,550,000	Westlake Village, CA	3,300	10	49	15	21	5	5	0	100	0
12	Ruppert Landscape	12	$402,200,000	Laytonsville, MD	2,400	22	56	0	44	0	0	0	100	0
13	Weed Man	11	$387,000,000	Orono, Ontario	4,700	10	0	96	0	0	0	0	4	96
14	Juniper	14	$326,017,000	Fort Myers, FL	3,450	14	66	2	22	8	0	2	95	5
15	LandCare	13	$322,000,000	Frederick, MD	4,000	9	N/A	N/A	N/A	N/A	N/A	N/A	100	0
16	United Land Services	17	$285,271,000	Jacksonville, FL	1,735	18	51	0	17	12	0	4	96	4
17	Divisions Maintenance Group	16	$280,242,471	Cincinnati, OH	1,935	13	60	0	0	0	40	0	100	0

2024 RANK	COMPANY	2023 RANK	2023 REVENUE	HEADQUARTERS	EMPLOYEES	% CHANGE FROM 2022	% CHANGE EXPECTED FOR 2024	%MT	%CLC/F	%LD/ B/I	%II/ MT	%CR	%RR
1	BrightView Holdings	1	$2,816,000,000	Blue Bell, PA	21,000	2	N/A	66	0	27	0	100	0
2	The Davey Tree Expert Company	2	$1,693,481,000	Kent, OH	12,186	12	7	N/A	N/A	N/A	N/A	N/A	N/A
3	TruGreen	3	$1,515,000,000	Memphis, TN	13,592	0	N/A	0	90	0	0	13	87
4	Yellowstone Landscape	4	$579,000,000	Bunnell, FL	6,500	8	10	80	0	10	0	100	0
5	HeartLand	6	$534,474,000	Kansas City, MO	4,699	23	11	73	0	12	0	100	0
6	Bartlett Tree Experts	5	$481,000,000	Stamford, CT	2,700	10	10	0	0	0	0	30	64
7	Mariani Premier Group	11	$465,000,000	Lake Bluff, IL	3,200	62	10	40	2	51	1	14	86
8	Gothic Landscape	9	$396,000,000	Valencia, CA	2,500	23	10	34	0	66	0	100	0
9	SavATree LLC	7	$393,000,000	Bedford Hills, NY	2,677	7	9	0	41	2	1	25	72
10	Sperber Landscape Companies	8	$383,020,000	Westlake Village, CA	3,396	16	10	80	0	16	0	100	0
11	Weed Man	10	$351,682,800	Orono, ON	N/A	14	13	0	97	0	0	2	98
12	Ruppert Landscape	14	$330,700,000	Laytonsville, MD	2,300	21	15	56	0	44	0	100	0
13	LandCare	13	$298,000,000	Frederick, MD	4,000	10	15	N/A	N/A	N/A	N/A	100	0
14	Juniper	19	$286,000,000	Fort Myers, FL	2,900	68	18	45	3	34	17	95	5
15	Outworx Group	12	$280,000,000	Westbury, NY	2,679	0	25	30	0	8	1	75	25
16	Divisions Maintenance Group	15	$246,975,797	Cincinnati, OH	1,029	19	14	22	0	0	1	100	0
17	United Land Services	20	$242,400,000	Jacksonville, FL	1,505	58	30	N/A	N/A	N/A	N/A	95	5
				Rancho									

2023 RANK	COMPANY	2022 RANK	2022 REVENUE	HEADQUARTERS	EMPLOYEES	% CHANGE FROM 2021	% CHANGE EXPECTED FOR 2023	%MT	%CLC/ F	%LD/ B/I	%II/ MT	%CR	%RR
1	BrightView Holdings	1	$2,774,600,000	Blue Bell, Pa.	21,000	9	N/A	66	0	25	0	100	0
2	The Davey Tree Expert Co.	3	$1,511,081,000	Kent, Ohio	11,115	9	11	N/A	N/A	N/A	N/A	N/A	N/A
3	TruGreen	2	$1,511,000,000	Memphis, Tenn.	14,187	1	N/A	0	90	0	0	14	86
4	Yellowstone Landscape	4	$539,000,000	Bunnell, Fla.	6,000	21	10	78	0	10	0	100	0
5	Bartlett Tree Experts	5	$437,000,000	Stamford, Conn.	2,700	10	10	0	0	0	0	30	64
6	HeartLand	6	$434,000,000	Kansas City, Mo.	3,700	12	30	73	0	8	0	100	0
7	SavATree	7	$338,000,000	Bedford Hills, N.Y.	2,560	2	8	0	12	0	1	28	72
8	Sperber Landscape Companies	8	$331,000,000	Westlake Village, Calif.	3,155	18	12	82	0	12	0	100	0
9	Gothic Landscape	10	$323,000,000	Valencia, Calif.	2,100	25	0	N/A	N/A	N/A	N/A	95	5
10	Weed Man / Mosquito Hero / TurfBot	9	$308,233,117	Orono, Ontario	N/A	19	12	0	97	0	0	5	95
11	Mariani Enterprises	21	$286,615,000	Lake Bluff, Ill.	2,400	174	35	25	3	57	2	14	86
12	Outworx Group	11	$279,609,888	Westbury, N.Y.	3,417	8	23	19	5	3	1	70	7
13	LandCare	13	$275,000,000	San Diego, Calif.	3,900	12	15	N/A	N/A	N/A	N/A	100	0
14	Ruppert Landscape	12	$273,000,000	Laytonsville, Md.	2,020	10	10	56	0	44	0	100	0
15	Divisions Maintenance Group	19	$245,663,629	Newport, Ky.	933	16	20	53	0	0	3	100	0
16	U.S. Lawns	14	$205,380,000	Orlando, Fla.	2,400	N/A	N/A	68	0	0	0	100	0
17	Lawn Doctor	15	$204,700,000	Holmdel, N.J.	1,500	11	10	0	90	0	0	5	95
18	Park West Cos.	16	$190,775,000	Trabuco Canyon, Calif.	1,534	9	17	48	0	44	0	100	0
19	Juniper	17	$170,000,000	Fort Myers, Fla.	2,100	23	18	54	10	20	14	100	0
20	United Land Services	24	$153,100,000	Jacksonville,Fla.	850	73	35	N/A	N/A	N/A	N/A	98	2
21	Clean Scapes	27	$115,031,600	Austin, Texas	1,130	35	12	43	1	37	16	100	0

2022 RANK	COMPANY	2021 RANK	2021 REVENUE	HEADQUARTERS	EMPLOYEES	% CHANGE FROM 2020	% CHANGE EXPECTED FOR 2022	%MT	%CLC/F	%LD/B/I	%II/MT	%CR	%RR
1	BrightView Holdings	1	$2,553,600,000	Blue Bell, Pa.	20,500	9	N/A	67	0	22	0	100	0
2	TruGreen	2	$1,500,000,000	Memphis, Tenn.	14,793	5	N/A	0	90	0	0	14	86
3	The Davey Tree Expert Co.	3	$1,378,053,000	Kent, Ohio	10,821	7	9	N/A	N/A	N/A	N/A	N/A	N/A
4	Yellowstone Landscape	4	$446,000,000	Bunnell, Fla.	6,000	25	10	80	0	9	0	100	0
5	Bartlett Tree Experts	5	$397,000,000	Stamford, Conn.	2,200	13	9	0	0	0	0	30	64
6	HeartLand	12	$388,000,000	Kansas City, Mo.	3,700	111	25	72	0	8	0	100	0
7	SavATree	13	$296,000,000	Bedford Hills, N.Y.	1,920	6	7	0	N/A	N/A	N/A	21	77
8	Sperber Companies	19	$280,000,000	Westlake Village, Calif.	2,700	N/A	N/A	49	4	32	5	99	1
9	Weed Man	9	$259,562,911	Orono, Ontario	3,986	22	14	0	100	0	0	5	95
10	Gothic Landscape	6	$259,000,000	Valencia, Calif.	2,150	13	8	33	0	67	0	95	5
11	Outworx Group	7	$257,904,500	Westbury NY	4,300	15	5	19	0	3	1	100	0
12	Ruppert Landscape	8	$249,000,000	Laytonsville, Md.	1,990	17	8	53	0	47	0	100	0
13	LandCare	10	$246,000,000	Frederick, Md.	3,600	18	15	N/A	N/A	N/A	N/A	100	0
14	U.S. Lawns	14(t)	$197,000,000	Orlando, Fla.	2,450	8	N/A	N/A	N/A	N/A	N/A	100	0
15	Lawn Doctor	16	$187,000,000	Holmdel, N.J.	1,500	15	10	0	100	0	0	5	95
16	Park West Landscape	14(t)	$175,350,000	Rancho Santa Margarita, Calif.	1,530	0	11	43	0	47	4	100	0
17	Juniper	20	$137,939,000	Fort Myers, Fla.	1,700	37	12	66	0	25	10	100	0
18	Loving	22	$119,329,170	Gastonia, N.C.	254	43	31	3	0	39	1	43	0
19	Divisions Maintenance Group	11	$111,721,741	Newport, Ky.	610	18	20	22	0	0	1	100	0
20	Ambius	21	$105,000,000	Reading, Pa.	750	10	10	0	0	0	0	100	0
21	Mariani Landscape	35	$95,500,000	Lake Bluff, Ill.	850	10	9	62	0	35	0	15	85
22	NaturaLawn of America	24	$91,132,092	Frederick, Md.	708	11	8	0	99	0	0	3	97
23	The Grounds Guys	25	$89,000,000	Waco, Texas	1,400	14	18	0	0	0	0	55	45
24	United Land Services	38	$88,700,000	Jacksonville, Fla.	450	53	20	15	0	64	15	95	5
25	Clintar Commercial Outdoor Services	23	$87,500,000	Markham, Canada	1280	6	6	40	0	6	0	95	5
26	Massey Services	26	$86,053,765	Orlando, Fla.	2,470	10	15	0	22	1	4	12	88
27	Clean Scapes	30	$85,262,000	Austin, Texas	939	20	16	53	1	41	6	100	0
28	Rotolo Consultants	28	$84,000,000	Slidell, La.	950	11	20	45	5	45	5	100	0
29	Spring-Green Lawn Care Corp.	29	$83,200,000	Plainfield, Ill.	660	12	10	0	95	0	2	4	96

Route Trucks
(26) Ford F150 □ Ton Pick Ups
(20) Ford F250 □ Ton Pick Ups
(4) Ford F550 □Trucks

Spray Trucks
(1) Ford F250 Spray Truck 200 Gallon
(1) Ford 450 RC Spray Truck with 2 Lesco skid mounted sprayers -300 gallons
(4) 50 gallon Lesco Sprayer Skid Mount
(5) Ride on z-sprayers
(2) Toro ride on boom sprayers
(1) Vortex spreader ornamental fertilizer

Irrigation Truck
(3) Ford F250 SC □L
(9) F150

Dump □ody Trucks
(3) Ford F450 Trucks
(8) Isuzu Dump Trucks

Trailers
(12) Custom Built Equipment Trailer
(2) Weld Rite 16□Batwing Trailer
(1) 10□Flatbed
(1) Ray side 16□x6□
(1) Weld Rite 16□x6□
(9) 20□Enclosed Trailer



□o□er E□uipment
(8) 48□Walk behind mowers
(15) 52□Stand on mower
(2)11□Batwing Mowers
(30) 61□Riding Mowers



□ield E□uipment □□00 units□
Gas articulating shears
Hand shears
Straight shears
Back pack sprayers
Fertilizer spreaders
Hand spreaders
Walk behind spreaders
Riding fertilizer spreaders



Large E□uipment
(1) Polecat Aerial Lift
(3) Bandit 1590 Brush Chipper
(1) Skid Steer Loaders
(2) Aerial Lift Trucks

□tility Ve□icle
(6) John Deere Gators

Narrative Approach
&
Map

Operational Approach

Anabelle Island Community Development District

Our operational approach will begin with our team of experienced, full-time employees dedicated specifically to Rolling Hills CDD throughout the year. Maintenance of the property will be serviced with a -man crew for mowing and for detail services, during the growing season, with the supervision of an Account Manger and Production Manager, as well as our Branch Manager and Regional Director of Operations. Also, we will have additional team support that will perform Irrigation, Fertilization and IPM services.

Action Items

- Implement a high quality IPM program for the trees and shrubs throughout the property to control pets and diseases.
- Restore unhealthy or damaged turf by taking soil samples and implementing the proper fertilization and herbicide program designed specifically for your property
- Control weed pressure in the turf and bed areas by using pre-emergent and herbicides along with detailed, manual pulling of weeds.
- Redefine bed lines to their original natural state.
- Add soil to the annual beds so that they are more visible and not hidden by the turf in front of them.
- Pull back the mulch from around the trunks of trees and shrubs to prevent root rot.
- Remove suckers from Oak trees, Ligustrum trees and Crape Myrtles for increased appearance and to limit the suckers from taking portions of the soil nutrients.
- Complete a full audit of the irrigation system. Irrigation will need to be monitored closely due to the wet conditions and soil type throughout the property.
- Plant replacement and or sod to fill in missing plant material will be a topic of discussion.

Safety, Personnel & Fleet

- New employee training on safe operating procedures
- Strict compliance to all OSHA regulations
- Weekly Tailgate Talks conducted with all field service teams.
- Annual safety symposiums with industry safety experts
- Dedicated safety officers in each branch location
- Mandatory use of appropriate Personal Protective Equipment (PPE) at all times
- Our service vehicles are well maintained, registered, insured, and operated only by responsible licensed personnel.
- All trailers, storage facilities, and maintenance equipment are clearly marked with the United Land Services logo and branded colors. All equipment is in good condition and presents a clean and neat appearance.
- We understand that our personnel are perceived as your representatives while on your property; rest assured in knowing they will conduct themselves in an efficient, well-mannered, well-groomed, and workman-like manner.
- All of our services are coordinated to minimize disruption and maximize safety for people and vehicular traffic.
- We provide all labor, transportation, and supervision necessary except in circumstances where we may use a reputable subcontractor (e.g. palm pruning and mulch) to carry out the task.

Procurement & Before Inception

- Create path of motion maps for mow and detail crews to gain efficiency in the field and minimize repeated motions. Maps will be distributed to the CDD as well.
- Start training/Certifications with Crew leaders.
- Introduce management and production team to District representatives.
- Meet with District representatives to discuss areas of immediate attention and concern.
- Discuss with District representative the quality inspection process and set up walk schedules.
- Develop schedule for daily, weekly, and monthly meetings and property walks, set up reporting formats.
- Provide First Month tentative schedules to District representatives.

Communication, Reporting & Response Time

United Land Services will dedicate a single point of contact, the Account Manager, with additional supervision from the Branch Manager. Our systems put communication first with regular updates. It is our policy to always be honest and responsive. Our objective is complete customer satisfaction. You can expect a 24-hour response time for all communications.

- Upon request we will gladly attend CDD meetings
- Monthly agronomics reports
- Monthly irrigation reports

- Monthly Newsletter Article
- Daily check-in before and after scheduled visits.

LANDSCAPE & IRRIGATION MAINTENANCE PROGRAM

The following serves as an outline detailing the Best Practices to ensure that we provide consistent landscape services to the property and meet all the contractual specifications of your landscape maintenance agreement.

Mowing, Edging, String Trimming & Debris Blowing

- Various mowing patterns will be used to prevent ruts in the turf caused by mowers.
- Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.
- Hard surfaces will be mechanically edged and trimmed around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass.
- Hard edging, soft edging and string trimming will be performed in conjunction with turf mowing operations.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers.
- Prior to mowing, grounds will be policed for trash and other debris to reduce the risk of object propulsion and scattering.
- Landscape debris generated on the property during landscape maintenance will be removed and hauled off.

Ornamental Shrub & Selective Hand Pruning

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs, ornamental grasses, and groundcovers will be trimmed according to Florida BMP standards.
- Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- Clippings and debris generated by crews will be removed and hauled off.

Fertilizer & Pest Control – *Turf & Ornamental Shrub Beds*

- Soil samples will be collected to determine the best blend of fertilizer for turf, shrubs, and groundcovers.
- Turf grass will be fertilized with a premium fertilizer containing micro and macro nutrients for optimal color and vigor.
- All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.
- Treatment of turf areas for damaging insect infestation or disease and weed control will be treated regularly.
- All products will be applied as directed by the manufacturer's instructions and in accordance with all.
- state and federal regulations.
- United Land Services will possess and maintain an active Certified Pest Control Operator license. Only trained applicators will apply chemicals.

Irrigation

- Upon startup we will conduct an irrigation audit with pricing to repair all deficiencies to allow the system to operate at full capacity. These repairs will be upon District approval.
- After the initial irrigation inspection biweekly maintenance will commence following detailed reports.
- United Land Services will assume responsibility for deficiencies after the initial audit has been completed and all necessary repairs have been made.

Additional Services

- United Land Services will provide extra services, special services, and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized District representative of the Anabelle Island CDD.
- An authorized representative will regularly conduct property inspections. Documentation and correction of any landscape maintenance deficiencies identified within one week or provide a status update for work requiring a longer period to accomplish.
- A contact list will be provided in case of emergencies and will have personnel on call after regular business hours to respond accordingly.

Anabelle Island CDD

Landscape & Irrigation Phased Development Strategy

DEVELOPMENT	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Week 15
Contract is Awarded	Execute Contract														
Transition Meeting with ULS, and Site Manager		Property Site Audit													
Gather Soil Samples & Send to UF/IFAS Analytical Services Lab			Customize Agronomics Plan												
Landscape Maintenance Services Start				Mowing Services, Shrub Pruning, Implement Agronomics Plan, New Annual Beds, Prepare Beds for Mulch											
Conduct Irrigation Audit				Locate Clocks & Prepare Maps											
Report Deficiencies of Audit					Submit Work Orders for Repairs										
Begin Monthly Property Walks and Horticultural Reports					Reporting					Reporting			Reporting		
Evaluate 30/60/90 Day Plan of Action					Analysis					Analysis			Analysis		
Enhancement Recommendations				Consult Board of Directors to Enhance Existing Landscape. Prepare 3D Renderings and Proposals											

START DATE

UNITED Land Services

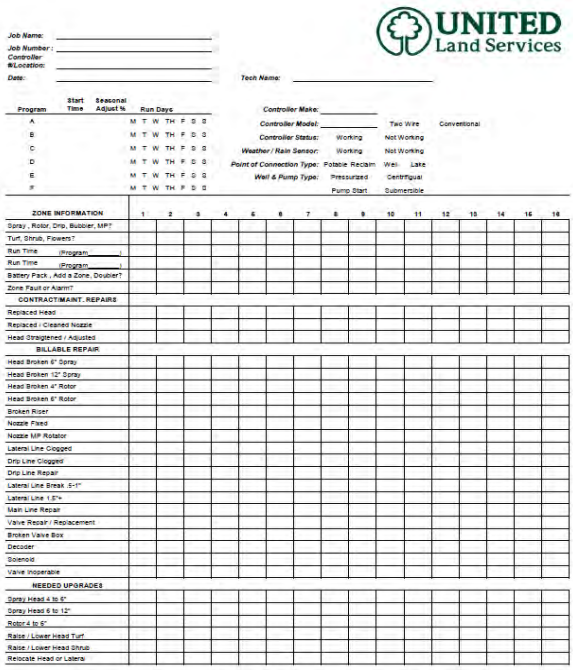
EXHIBIT E
MAINTENANCE MAP



Reporting

Closing the Communication Gap

Alignment, Execution & Building Partnerships



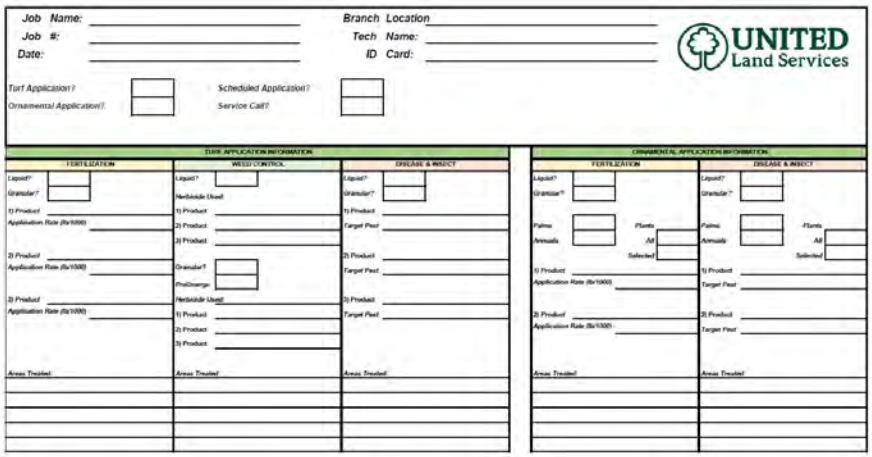
Job Name:
Job Number :
Controller:
#/Location:
Date:
Tech Name:

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:
Controller Model: Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray , Rotor, Drip, Bubbler, MP?																
Turf, Shrub, Flowers?																
Run Time (Program)																
Run Time (Program)																
Battery Pack , Add a Zone, Doubler?																
Zone Fault or Alarm?																
CONTRACTMAINT. REPAIRS																
Replaced Head																
Replaced / Cleaned Nozzle																
Head Straightened / Adjusted																
BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																
NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Agronomics and Irrigation Inspection Reports



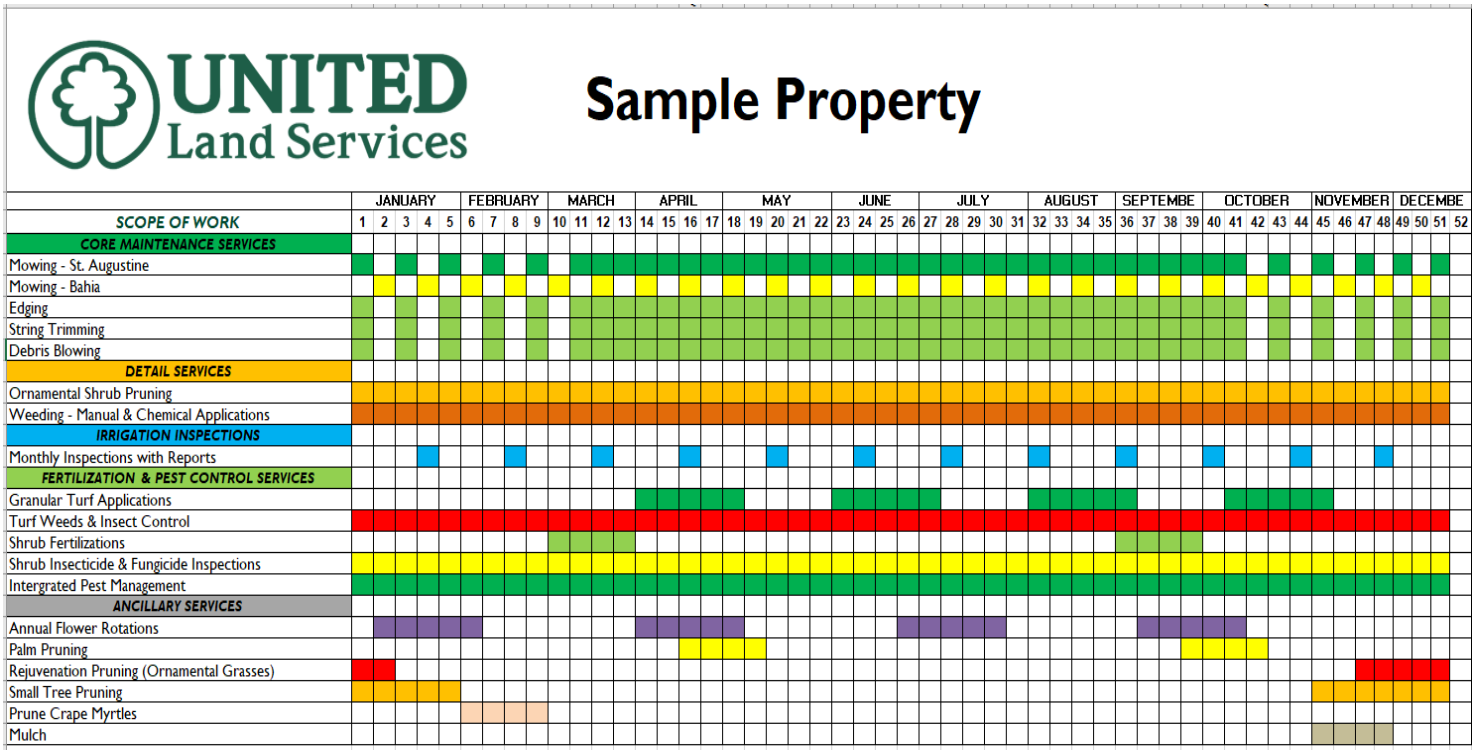
Job Name:
Job #:
Date:
Branch Location
Tech Name:
ID Card:

Turf Application?
Ornamental Application?
Scheduled Application?
Service Call?

TURF APPLICATION INFORMATION: FERTILIZATION | WEED CONTROL | DISEASE & INSECT

ORNAMENTAL APPLICATION INFORMATION: FERTILIZATION | DISEASE & INSECT

Yearly Service Calendar Guideline



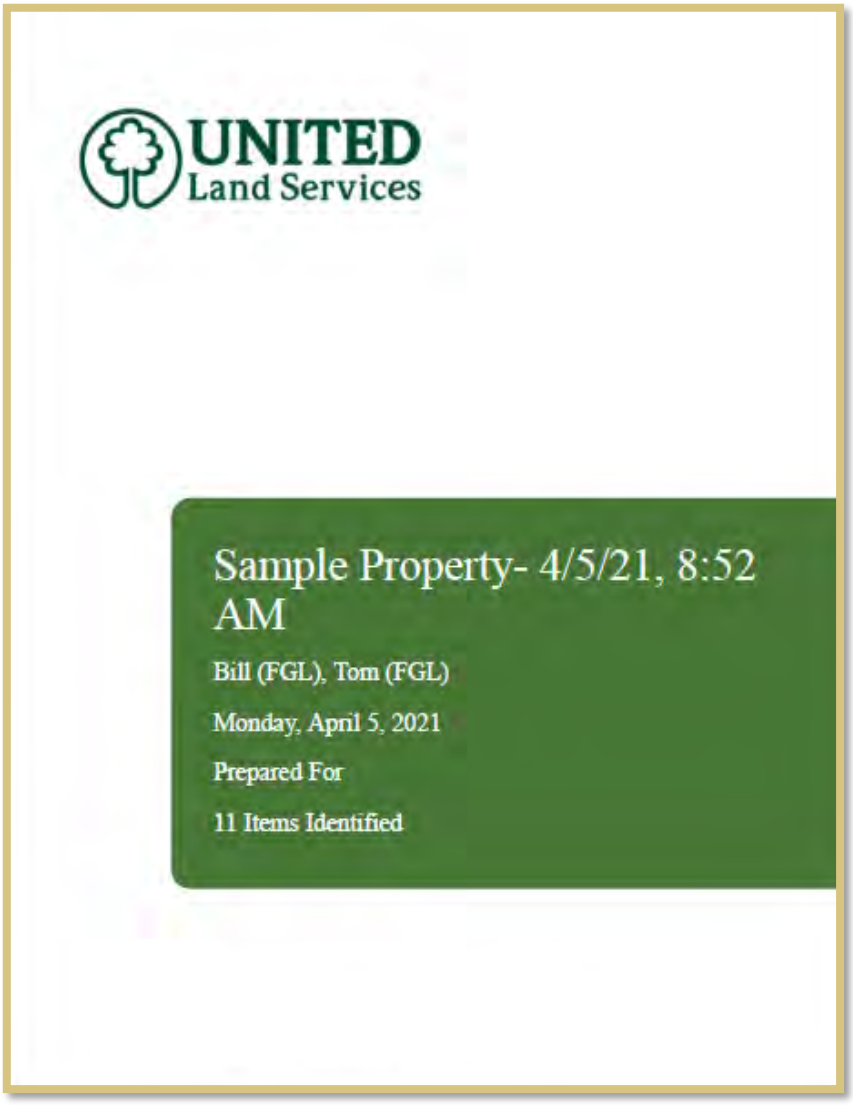
Sample Property

SCOPE OF WORK	JANUARY 1	2	3	4	5	FEBRUARY 6	7	8	9	MARCH 10	11	12	13	APRIL 14	15	16	17	MAY 18	19	20	21	22	JUNE 23	24	25	26	JULY 27	28	29	30	31	AUGUST 32	33	34	35	SEPTEMBE 36	37	38	39	OCTOBER 40	41	42	43	44	NOVEMBER 45	46	47	48	DECEMBE 49	50	51	52
CORE MAINTENANCE SERVICES																																																				
Mowing - St. Augustine																																																			
Mowing - Bahia																																																			
Edging																																																			
String Trimming																																																			
Debris Blowing																																																			
DETAIL SERVICES																																																		
Ornamental Shrub Pruning																																																		
Weeding - Manual & Chemical Applications																																																		
IRRIGATION INSPECTIONS																																																		
Monthly Inspections with Reports																																																		
FERTILIZATION & PEST CONTROL SERVICES																																																	
Granular Turf Applications																																																		
Turf Weeds & Insect Control																																																		
Shrub Fertilizations																																																		
Shrub Insecticide & Fungicide Inspections																																																		
Intergrated Pest Management																																																		
ANCILLARY SERVICES																																																		
Annual Flower Rotations																																																		
Palm Pruning																																																		
Rejuvenation Pruning (Ornamental Grasses)																																																		
Small Tree Pruning																																																		
Prune Crape Myrtles																																																		
Mulch																																																		

Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication though pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.



Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE



Issue 1
Selectively remove tall stalks on White BOP in a sectional manor.
Removals tagged with orange tape



Issue 2
Remove Mags on Cody Chase



Issue 3
Declining Washingtonian on Cody Chase



Issue 4
Remove staking kit

SAMPLE



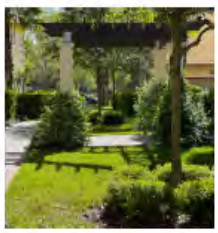
Issue 5
Queen Palm on 46A dead from Ganoderma



Issue 6
Possible irrigation issue on Podocarpus along 46A units



Issue 7
Replace declining Pittisporum with turf



Issue 8
Proposal for method to attach Jasmine to columns / pergola

Page 3 of 4

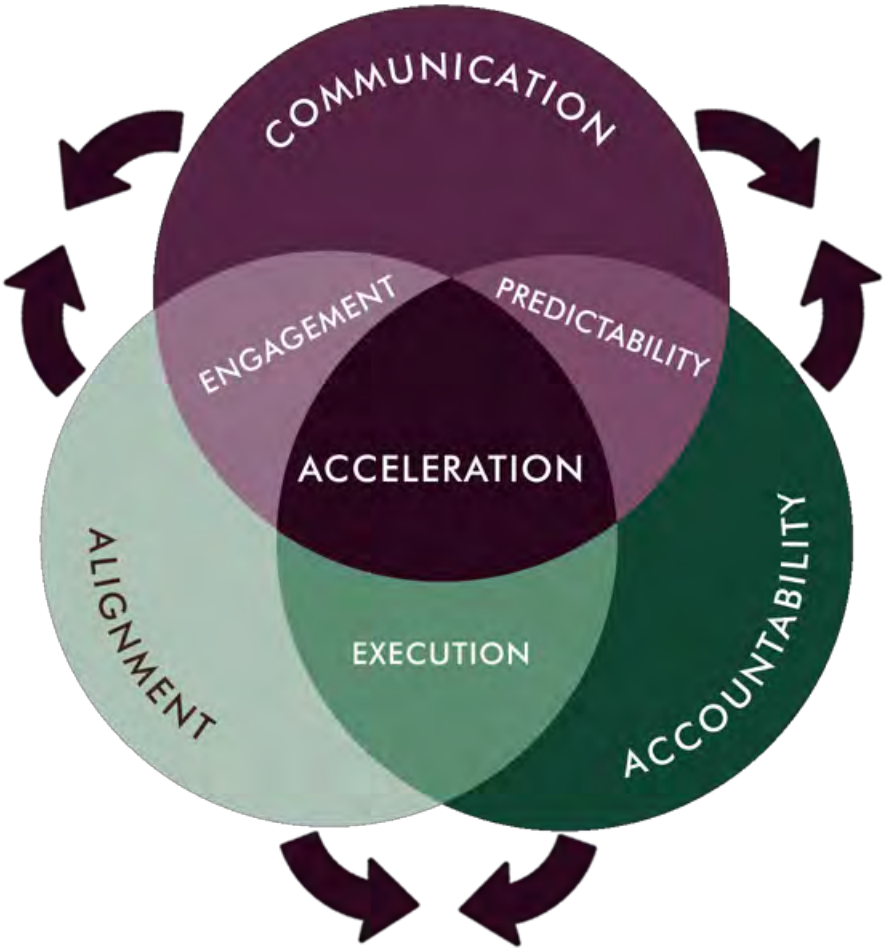
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals. (Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.

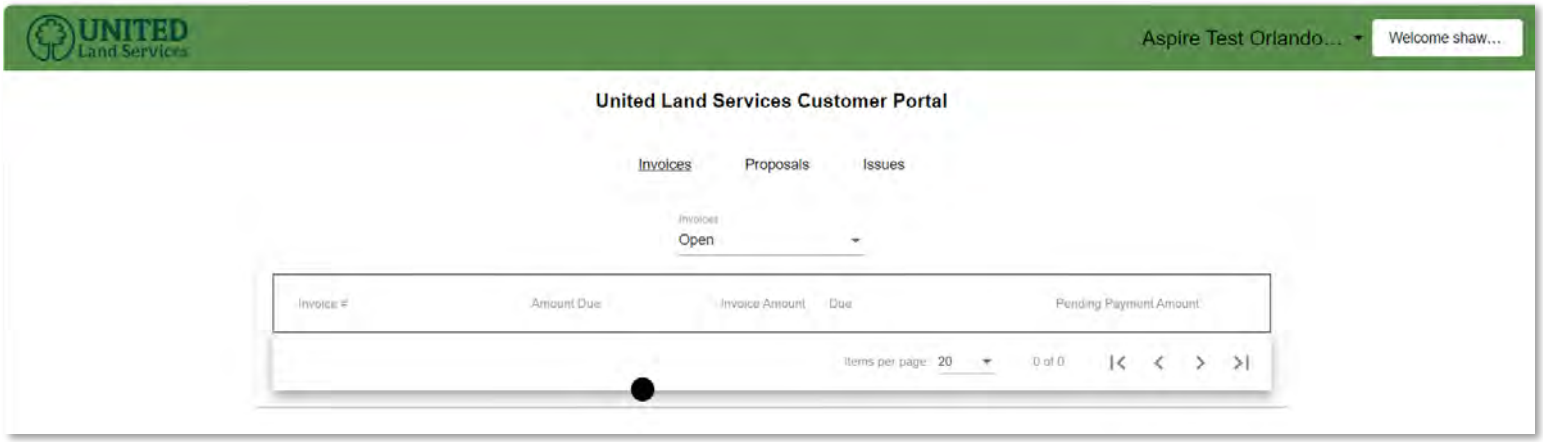


Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:

United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- Pay Invoices
- View Proposals
- View Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders

Development Strategy

Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service

Phased Development Strategy

Plan of Action

Phase 1 (Days 1-30)



- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.

Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase 1 results and modify "Plan of Action" if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.



Certifications

Certification

Your Agronomics and Irrigation Specialists



State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF187533

Joel Winternitz

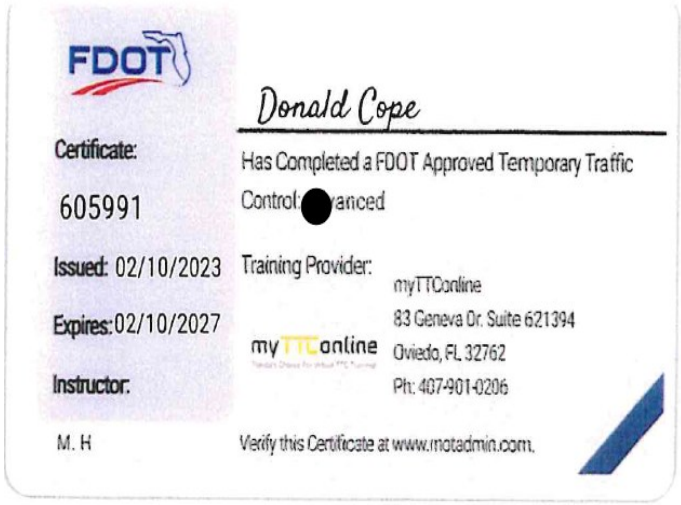
This is to certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: 05/30/2025
Expiration Date: 06/01/2026



FDOT

Donald Cope

Certificate: 605991

Has Completed a FDOT Approved Temporary Traffic Control [redacted]anced

Issued: 02/10/2023

Training Provider:
myTTOonline
83 Geneva Dr. Suite 621394
Oviedo, FL 32762
Ph: 407-901-0206

Expires: 02/10/2027

myTTOonline

Instructor:

M. H

Verify this Certificate at www.motadmin.com.



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

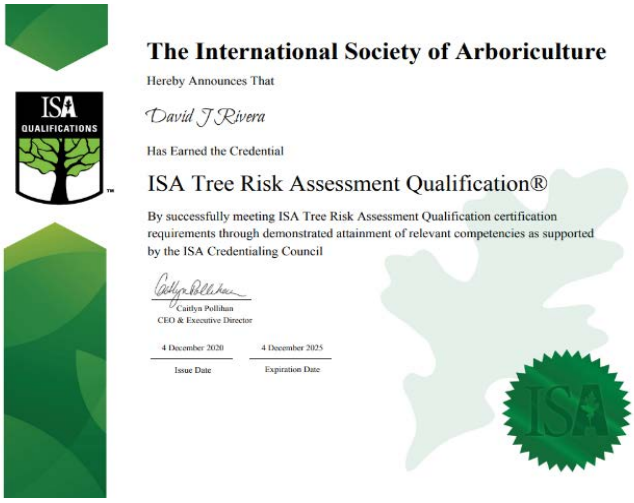
THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

LEACH, DAVID R JR
UNITED LAND SERVICES OPERATING LLC
12276 SAN JOSE BLVD SUITE 747
JACKSONVILLE FL 32224

LICENSE NUMBER: SCC131153709
EXPIRATION DATE: AUGUST 31, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 05/29/2025
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



The International Society of Arboriculture

Hereby Announces That

David J Rivera

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Cathyn Pollihan
CEO & Executive Director

4 December 2020
Issue Date

4 December 2025
Expiration Date

ISA



Orange County
Division of Building Safety
Certificate of Competency

Issue date: 01/14/2002

Expiration date: 09/30/2026

State Registration Number: IS0000258

Contractor license trade: Plumbing

Company Name: Florida ULS Operating LLC

Contractor license type: Registered P- Irrigation Specialty

Individual Information:
Marc C Todd
9224 Telfer Run.
Orlando, FL 32817

23-108 Rev 5/2012



Ron DeSantis, Governor
Melanie S. Griffin, Secretary
Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

GESTER, CECIL EUGENE
UNITED LAND SERVICES OPERATING LLC
12276 SAN JOSE BLVD
SUITE 747
JACKSONVILLE FL 32224

LICENSE NUMBER: SCC131153646
EXPIRATION DATE: AUGUST 31, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 04/10/2025
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Certification

Your Agronomics and Irrigation Specialists

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Limited Urban Commercial Fertilizer Applicator
Certificate # LF502054

Haverland, Keely
205 White Dove Ave
Orange City, FL 32763

Category
LF

Issued: 05/22/2026 **Expires: 05/22/2030**

Signature of Certificateholder — WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Certification No. 2020-237
Expiration date: December 31, 2025

This certifies that

Jessica McCallum

Having shown to possess the necessary qualifications
and having complied with the requirements of the

Landscape Inspectors Association of Florida

was by an order of this body recognized as competent
in dispensing of the duties of a

Landscape Inspector

Given under the seal of the
Landscape Inspectors Association of Florida
this 1st day of January, 2023

Kevin M. Hunt, Certification Chair

UF IFAS UNIVERSITY of FLORIDA

GV911741-1
Certificate #
GV911741
Trainee ID #

Certificate of Training
Best Management Practices
Florida Green Industries

Keely Haverland

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer — T. Wichman, Instructor — 8/6/2019, Date of Class — DEP Program Administrator

Not valid without seal

FNGLA
We Know What Grows
FNGLA CERTIFIED

The Florida Nursery, Growers & Landscape Association
confers on
Keely Haverland
The Title of
FNGLA Certified Horticulture Professional (FCHP)

Date: 11/21/2019

Merry Mott, FNGLA
Director of Industry Certifications

The mission of the Florida Nursery, Growers & Landscape Association is to promote and protect the interests of Florida's nursery and landscape industry.

United Land Services
is a member of the
Florida Nursery, Grower & Landscape Association
through 6/30/2026

A. Talmadge Coley, Chief Executive Officer

FNGLA FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION
Leading Florida's Green Industry

Member since 5/17/2017

CERTIFIED ARBORIST ISA

The International Society of Arboriculture
Hereby Announces That
David J Rivera
Has Earned the Credential
ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan
CEO & Executive Director

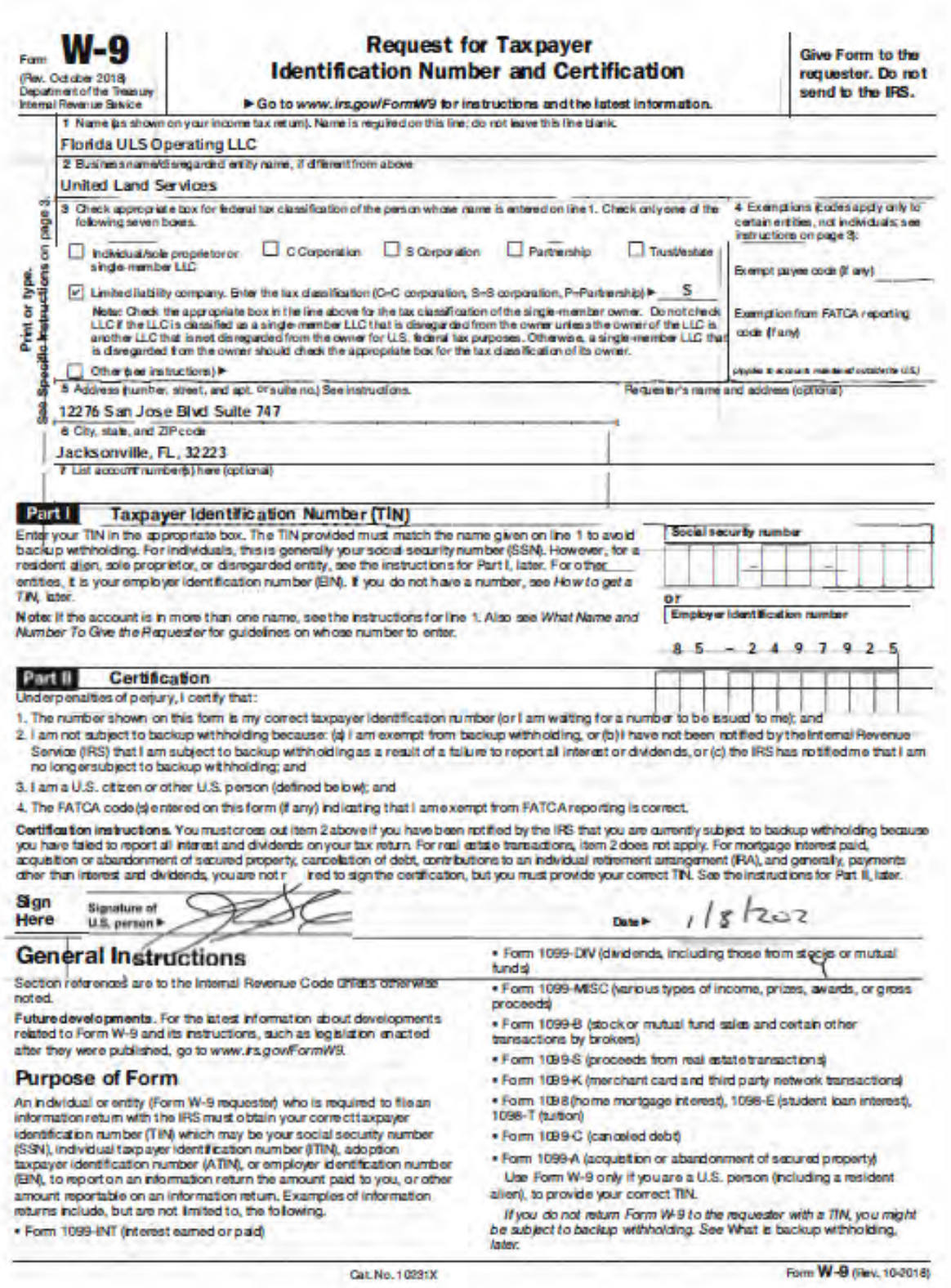
9 June 2013	30 June 2028	FL-6545A
Issue Date	Expiration Date	Certification Number

ANAB ACCREDITED PERSONNEL CERTIFICATION

ISA

Certification

W9



Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Florida ULS Operating LLC

2 Business name/disregarded entity name, if different from above
United Land Services

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
12276 San Jose Blvd Suite 747

Requester's name and address (optional)

6 City, state, and ZIP code
Jacksonville, FL, 32223

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 3.

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. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
or
Employer identification number
8 5 – 2 4 9 7 9 2 5

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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.

Sign Here Signature of U.S. person ▶ Date ▶ 1/8/202

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*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Cat. No. 10231X Form **W-9** (Rev. 10-2018)

Certification

Certificate of Liability

UNITLAN-02 SANTHOSHC

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 9/10/2024

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 License # 0C36861 New York-Alliant Ins Svc Inc 101 Park Ave 14th Fl New York, NY 10178	CONTACT NAME: Stephanie Kearney PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: Stephanie.Kearney@alliant.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
INSURED Florida ULS Operating LLC 12276 San Jose Blvd Suite 747 Jacksonville, FL 32223	INSURER A : Federated Mutual Insurance Company — 13935 INSURER B : INSURER C : 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	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X		1855494	3/31/2024	3/31/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ Excluded $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			1855494	3/31/2024	3/31/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			1855495	3/31/2024	3/31/2025	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N / A If yes, describe under DESCRIPTION OF OPERATIONS below			1855496	3/31/2024	3/31/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

SAMPLE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: Green Cove Springs Branch.

Landing at St. Augustine, The Landing One LLC, Fairway Landings, Starka Properties Management, and its respective owners, officers, agent and employees, and any individual or entity which has an ownership interest in any real property managed or owned by Starka Properties, Inc. are Additional Insured as their interest may appear Subject to the Conditions of the Additional Insured - Owners, Lessees or Contractors - Automatic Status when required in Construction Agreement with you Endorsement for General Liability (Form #CG 201012 19). Additional Insured on General Liability Subject to the terms and Conditions of the Additional Insured - Owners, Lessees or Contractors -Completed Operations (Form #CG 20 3712 19).

CERTIFICATE HOLDER	CANCELLATION
Landing at St. Augustine 100 Losa Dr Saint Augustine, FL 32084	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

ACORD 25 (2016/03)

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Scope of Services

Summary

EXHIBIT A
SCOPE OF SERVICES

General Requirements:
The Contractor shall provide labor, equipment, and materials to maintain the landscape and irrigation for Anabelle Island CDD.

Reporting:
Contractor will assist in developing detailed service maps for cuts and irrigation. The Contractor will notify Owner/District representative when a service will be performed. This will be accompanied by an outlined monthly report submitted to the Owner.

a) Monthly Property Inspection: Once per month a senior representative from the Contractor shall accompany the On-site Manager or designee for a windshield inspection of the property. The schedule for these inspections will be agreed to by both parties via email and text. Upon completion of the inspection the Contractor is required to provide a writeup of the inspection and provide details of any deficiencies noted with a timeline to remedy all repairs or issues with 72 hours.

b) Irrigation Reporting: monthly inspection of the irrigation system is complete as defined here after, the Contractor must provide a detailed report of any issues noted and a list of all repairs made during the inspection. This report outlining all zone inspections shall be provided via email to the On-site Manager or designee upon completion for review. **The Contractor is always encouraged to provide a list of recommendations to the district for improving the irrigation system to conserve water for consideration.**

c) Attendance Requirements for CDD Board Meetings: Upon request of the district, the Contractor shall attend any regularly scheduled board meeting. During this meeting the Contractor will be required to provide a detailed presentation to address any issues as directed by the On-site Manager or designee or to provide a general status update of the properties condition. This report will be presented before the board and residents.

d) **Newsletter:** Contractor should work with the on-site management to provide a newsletter to neighborhood residents concerning local and seasonal suggestions for residential lots and their landscaping, fertilization, irrigation, etc…

Schedule of Service:
The Contractor will be on site weekly to complete the scope of work. Contractor will endeavor to schedule all work to be completed by Friday of each week. Contractor shall be on site as required year-round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand company vehicles shall not be parked in any area that may block traffic. Contractor service vehicles must be indicated by company logo, licensed, and tagged. All company personnel shall be in company uniforms.

Mowing:
The Contractor shall mow within the contract areas as described below (and also shown on maintenance map):

- **St Augustine and Bahia areas:** 1 time per week through Monday and Friday during the growing season and twice a month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall be defined to include the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of the mowing. **(For a total of 41 cuts)**

Edging and String Trimming:

All hardscape will be edged each mowing cycle. Beds and tree rings will be edged twice monthly during the growing season, and as needed during the cool season. Care shall be taken not to damage fence posts, signs, up lights, light poles or discharging of clippings into lakes or other bodies of water. Contractor shall be responsible for repairs to all stucco surfaces in the event of damage by trimmers, mowers, and weed eaters.

a) Edging Requirements: The Contractor will neatly edge and trim around all plant beds, curbs, streets, trees, buildings to maintain shape and configuration. Edging equipment will include manufacturer's guards to deflect hazardous debris. All grass runners will be removed after edging to keep mulch areas and walkways free of weeds and encroaching grass. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.

b) The Contractor shall notify the district of any areas considered inaccessible to mowing machinery and once approved, these areas will be maintained with string trimmers or chemical means, as environmental conditions permit.

c) Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.

d) The Contractor is required to avoid potential safety issues with pedestrians, bikers, runners, and school children during edging/weed eating operations. **All passing pedestrians must be given the right of way along sidewalks during operations**.

e) Care should be taken not to damage fence posts, light poles or other structural items or fixtures

Trimming/Palm Pruning:

Shrubs, vines, and ornamental trees shall be pruned to maintain their desired natural shape and to maintain appropriate distances between pedestrians and vehicle areas. Trees shall be pruned when dormant, or as recommended by the University of Florida agriculture standards. Medjool Palms shall be trimmed twice yearly. Palm trees around the pool deck shall be trimmed as needed to prevent seed pods from dropping into the pool and onto the deck.

- Areas overhanging sidewalks shall be clear of vegetation or obstruction to a height of 12 feet.
- Areas overhanging roadways shall be clear of vegetation or obstruction to a height of 14.5 feet.
- Areas in the median shall be clear of vegetation or obstruction to a height of 8 feet.
- All ornamental grasses, and hedges within sight lines will be cut back two (2) per year, once in the spring, no later than May 15, and once in the month of August. Additional spot

trimming may be required, and shall be performed under this contract without additional charge as directed by the Community/Operations Manager.

Pruning shall include removal of all dead wood and up limbing of multi-stem trees wherever irrigation is blocked. Bike paths and walking trails shall be kept clear of overhanging vegetation. Crape Myrtle pruning shall take place in March, or as recommended by the University of Florida agriculture standards and shall include removal of dead wood and sucker growth, cross branching and tip pruned. Crape Myrtles are not to be heavily cut back unless directed by Community/Operations Manager. Additional spot trimming may be required, and shall be performed under this contract without additional charge as directed by the Community/Operations Manager

Weeding of Landscape Beds:

Plant beds, natural areas and hardscape shall be kept free of noxious weed growth by utilizing chemical and/or mechanical means. Post and Pre-emergent herbicides shall be used. Care shall be exercised not to damage plants or turf areas. Any herbicide over spray causing damage shall be repaired at Contractor's expense.

Blowing:

All hardscape areas will be blown clean following all maintenance operations. Care will be taken not to blow debris into storm drains and pool areas. Curbs and storm gutters will be kept free of dirt, silt, and other debris.

Turf, Shrub, and Tree Pest Control:

All turf areas will be inspected weekly and spot treated as needed to maintain a healthy appearance. The Contractor shall establish a grass and plant pesticide spray/granular program to provide the application of pesticides as needed to control mole crickets, chinch bugs, and other grass and plant pest as well as plant and grass fungus. All recreational areas shall be treated for fire ants ,whether sprayed or granular as needed. All roadside areas should be treated for fire ants locally to prevent large mounds from appearing in site. When possible, low application rates will be utilized to help reduce environmental stress. All chemicals and pesticides shall be purchased and obtained as to the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. Any applications at the amenity center sports fields require prior approval from the On-Site Community/Operations Manager.

Amenity Center and Pool Deck Areas:

Fire ant control will be done using Top Choice granular fire ant bait. Broadcast application will be done in March. Spot treatments will be done as needed to control mound outbreaks.

Seasonal Color:

Annuals shall be changed out at a minimum of 4 cycles annually with additional change outs to be done as needed at Contractor expense to ensure constant color. Color, species, and bed design shall be approved by the Manager prior to installation. Additional soil amendments, fungicides and insect applications will be performed as needed to maintain vigorous growth and color. (See Map for Locations)

Annual Contracted replacements:
Contractor will work with in-site management to install/replace up to a designated amount of 1 gallon and 3-gallon perineal plants at Amenity Center and high Visibility areas of the district

Mulching:
Contractor will mulch/pine straw twice per year, in November and May. The mulch/straw will be installed at a depth of at least three (3) inches and shall match the existing mulch. Mulch/pine straw will be distributed evenly and not piled around plants and tree trunks.

Irrigation Inspection and Repair Guidelines:
Monthly inspections (12 inspections/per yr.) to all controllers and the full irrigation system including battery controllers will be performed by the Contractor and shall include:

- All sprinkler heads checked for proper operation and coverage. Minimize overspray onto roadways and pedestrian areas when possible.
- Inspect all valve boxes for broken or missing lids, replacing as needed
- . Relocation or adjustment of heads to accommodate plant growth as needed
- Adjust as needed the controller to provide proper application of supplemental water while following the required SJRWMD guidelines.
- Adjust watering schedules to correspond with seasonal color installation, fertilization applications and pest control operations.
- Adjust watering schedules as required by association manager as needed to accommodate special events and sports activities.
- Watering schedules will be adjusted as needed based on seasonal rainfall amounts.
- A written report outlining all zone inspections shall be provided to the property manager upon completion of the inspection.
- Contractor must provide an on call 24-hour emergency service person that is familiar with the system.
- Contractor will maintain testing and certification records on all backflows connected to the system.
- Contractor is responsible for all system parts and labor on supply lines of 2" and smaller, including any battery-operated valves and timers, and or small wiring between devices to allow for proper equipment operation. Any repairs needed that is not included in this scope of service, including vandalism and damage due to vehicles will be proposed and approved by the District representative and billed separately.
- Contractor will certified/licensed inspection to any backflow devices required as part of the irrigation system. Any and all reports will be submitted to the proper agency annually or as required
- Contractor is to provide quarterly pump and well service through a licensed well contractor that is NOT the irrigation contractor. Licensed well contractor is to be approved by the On-Site Community Operations Manager and a full report will be provided to this manager.

The annual inspection contract amount shall include all of the following repairs as needed, and pre-approved in an amount of up to $500.00 With notification of amount and detail to the on-site management, Any and all repairs above this amount will need to be approved before hand with the on-site management through the board. During repairs the Contractor is required to clearly mark the area with lawn flags indicating that a particular section of landscape is "under repair". These flags

and/or safety cones will communicate to the residents that the issue has been identified and is currently under repair. All flags and/or cones must be clearly visible at night for vehicles and the residents. All irrigation repairs shall be concluded within 24 hours of notification unless otherwise approved by the Amenity General Manager or designee.

- Lateral Line Repairs
- Valve repair and replacement as required
- Solenoid Replacement
- Head replacement, raising and adjusting as needed
- Wire splices, locating cut wires as needed.
- Valve Box Replacement as needed.
- Decoder repair and replacement as needed
- Battery replacement in all controllers as needed to maintain memory functions

Other than major repair needing time-sensitive approvals, **any** damage to the landscape due to an irrigation related issue, be it over or under watering, shall be repaired or replace at the landscape Contractor's expense. There shall be no extra costs for special service calls for repairing, adjusting or maintaining the irrigation system unless the damage is due to vandalism or power surges. All irrigation repairs shall be completed within 24 hours of notification.

Debris and Trash Removal:

a) Policing of grounds will on each visit/day per week of service. Prior to each daily mowing operation, the Contractor is responsible for pick up all trash to include bottles, cans, bags, fallen limbs and palm fronds, dead plants, and other debris on the property areas (i.e., grass areas, monument beds, pond banks, roundabouts, near or adjacent to amenity centers, medians, etc.) including signs (i.e., for sale, etc.) displayed in rights-of-way and common areas unless otherwise directed by the Amenity General Manager or designee or staff.
b) Removal of all landscape debris generated on the property during landscape maintenance is the sole responsibility of Contractor, at no additional expense to the district.

c) Trash will be bagged and removed from the property each visit. Random signage shall also be removed from common property. This includes but is not limited to realtor, yard sale, and for rent signage. A monthly trash pick up shall be done in all areas abutting common property. This includes any wood lines adjacent to a common parcel.

d) Natural Areas defined as visible areas (within *5′* of existing bed lines) of natural vegetation, also as designated on the site map, shall be kept free of dead branches or unsightly weeds and vines that detract from the appearance of the landscape. Particular attention will be given to invasive grape vines through manual and/or chemical means. These areas should be inspected and maintained during each mowing schedule.

Fertilization and Weed Control of Turf Areas:

All St. Augustine lawn areas shall be fertilized with granular slow-release fertilizers using the following minimum schedules. Turf shall be maintained at a lush healthy state unless otherwise dormant. Program shall provide a lawn, which is evenly green and thick and one that does not

promote surge growth or burning. Contractor is responsible for replacement of grass that is damaged due to lack of maintenance. Fertilizers shall be sulfur coated. One pound of total nitrogen shall be applied per 1000 per application. Nitrogen will be in slow-release form. Weed control in turf areas shall be done as needed to maintain a healthy weed free appearance. Pre-emergent herbicides shall be applied in the spring and fall. PH/Fertility testing will be done prior to the spring fertilization to determine nutritional requirements and adjustments needed. Contractor shall submit test results to the Manager.

Fertilization of Shrubs and Trees and Annuals:

Shrubs and trees shall be fertilized twice yearly with a balanced slow-release nitrogen source. Additional micronutrients and added manganese will be applied to palms and magnolias. Plants needing fertilizers and/or minor elements shall be treated as necessary. Applications will be made in March and November. Palms shall be fertilized with palm fertilizer four (4) times per year and treated with fungicide every 90 days. Seasonal annuals will be fertilized on 30-day cycles utilizing water soluble nitrogen.

Playground Areas:

- All playground mulch will be raked out and redistributed monthly to fill holes and voids.
- Each playground will receive a fresh application of Certified Playground Mulch once annually at the discretion of the Manager.
- All playground areas will be weeded a minimum of once monthly.

Storm Damage and Clean Up:

The contractor shall not be responsible for cleaning after or removing the debris or results of damage caused by major flooding or hurricanes as part of this agreement. (Except for normal removal of palm fronds and miscellaneous tree, or shrub debris from storms.) Any and all services not completed due to storm will be credited toward "storm clean up" charges as directed by this contract. Any and all services above and beyond typical weekly/monthly charges due after the credit is applied should be noted on an itemized invoice stating exact service and charges

Quality Control Inspections:

A qualified representative from the Contractor's firm shall accompany the Manager on quality inspections at a minimum of once monthly. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection. A mandatory written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall include fertilization and pest control schedules as well as special projects needing attention.

Non-Complete:

Contractor will endeavor to complete all services as defined in this scope. Any and all items not completed due to weather, contractor issues, or district requests shall be approved through the operations management team and itemized services will be credited toward another service in this contract. The District management team and contractor will work together in good faith to finalize any and all credited services for the benefit of the neighborhood aesthetics and financial standing.

General Notes:

Traffic control through all work zones under this contract shall comply with the most current State of Florida Department of Transportation 'Roadway and Traffic Design Standards' available at:

Florida Department of Transportation
Maps and Publication Sales
Mail Station 12
605 Suwannee Street
Tallahassee, Fl 32399-0450
Phone: (850) 414-4050
Fax: (850) 414-4915
www11.myflorida.com/rddesign/publications/pub.htm

Licensure:

Contractor must have and maintain the appropriate licensure for business operation within the appropriate counties. This includes irrigation licensing, pest control business license and applicable business license. Prior to using any subcontractors, the association must first approve said subcontractors. All subcontractors are required to be licensed, insured and provide that documentation. Any intentions to utilize subcontractors to complete any portion of this RFP should be outlined and disclosed with the proposal.

EXHIBIT E
MAINTENANCE MAP





Uniting partners through exceptional landscape services

E.

VERDEGO
LANDSCAPE & DESIGN
A OUTDOOR SOLUTIONS COMPANY



PROPOSAL

PREPARED FOR

Anabelle Island CDD

MANAGED BY GMS



Providing exceptional landscape solutions with integrity, innovation, and care.

LOCAL EXPERTISE
Deep roots in Northeast Florida and a commitment to our communities.

RELIABLE PARTNER
Experienced teams you can count on for consistent, quality service.

BEAUTIFUL RESULTS
Enhancing outdoor spaces that communities are proud to call home.

6200 SR-13 N
St. Augustine, FL 32092

(386) 437-3122

verdegolandscape.com

VERDEGO
LANDSCAPE & DESIGN
A OUTDOOR SOLUTIONS COMPANY



Dear Board of Anabelle Island CDD,

Thank you for the opportunity to submit VerdeGo Landscape's proposal for landscape maintenance services at **Anabelle Island CDD**. We appreciate the opportunity to participate in your competitive process and look forward to demonstrating how our team can enhance the beauty, safety, and long-term value of your community.

For more than **19 years**, VerdeGo has been a trusted partner to Community Development Districts and HOAs throughout Northeast Florida. With over **175 full-time professionals**—including certified horticulturists, landscape architects, arborists, irrigation specialists, and experienced maintenance crews—we have the people, resources, and local presence to consistently deliver exceptional results.

We understand that Anabelle Island is more than beautifully maintained landscapes—it is a reflection of the pride of your residents and the vision of your Board. Our proactive approach focuses on preserving your landscape investment while creating an inviting environment that residents and guests are proud to call home.

Communication and transparency are at the heart of how we work. Your dedicated Account Manager will provide regular site inspections, detailed reporting with photographs, and timely updates so you are always informed and confident in the care of your community.

With a local branch in St. Augustine, corporate headquarters and nursery in Bunnell, and additional support in Holly Hill, VerdeGo is uniquely positioned to provide responsive service backed by the strength of a large, proven organization.

Thank you again for considering VerdeGo Landscape. We welcome the opportunity to work alongside the Board and GMS to maintain and elevate the natural beauty of Anabelle Island CDD for many years to come.

Sincerely,

Shane Cowee

904-673-3808
scowee@verdego.com

Shane Cowee
Business Development Manager

19+
YEARS
Proudly serving Northeast Florida communities since 2005.

175+
LANDSCAPE PROFESSIONALS
Experienced, trained, and dedicated to excellence.

ST. AUGUSTINE BRANCH
Primary branch servicing Anabelle Island CDD with local expertise and responsive support.

BUNNELL HEADQUARTERS & NURSERY
Corporate headquarters and nursery supporting the highest standards in quality and consistency.

COMMITTED PARTNERSHIP
Our goal is simple: to enhance your community and exceed expectations every day.

VERDEGO
LANDSCAPE

REFERENCES

Proudly serving communities with excellence and integrity.

$30M+
IN LANDSCAPE CONTRACTS MANAGED
Trusted to manage over $30M+ in landscape maintenance contracts.

94%
CLIENT RETENTION RATE
A testament to our commitment to quality and long-term partnerships.

20+
YEARS SERVING FLORIDA COMMUNITIES
Decades of experience delivering exceptional results.

PROPERTY	MANAGER	CONTACT INFO	PHONE
Ocean Hammock POA	Amy Spradling	aspradling@mayresort.com	386-446-0085
Middle Village CDD	Jay Soriano	jsoriano@gmsnf.com	904-562-0249
Double Branch CDD	Jay Soriano	jsoriano@gmsnf.com	904-562-0249
Town Center at Palm Coast CDD	Clint Smith	Clintsmith@aol.com	386-931-4496
The Riverfront Esplanade	Joe Yarbrough	jvwsdaytona1@gmail.com	386-299-6373
World Golf Village	Sarah McFee	smcfee@mavmgt.com	855-629-9481 Ext 321

FEATURED COMMUNITIES


Oakleaf Plantation



Midtowne


World Golf Village

ENHANCING COMMUNITIES. ELEVATING LIFESTYLES.

Thank you to our valued partners for trusting VerdeGo Landscape to care for the communities where people live, work, and play.

VERDEGO LANDSCAPE

Reference Letters

TRUSTED PARTNER. PROVEN RESULTS.

Don't just take our word for it—hear from the communities and partners who trust VerdeGo.

CASCADES AT WORLD GOLF VILLAGE

450 HOMES
Full-Service Maintenance Contract

SEAMLESS TRANSITION
Proactive communication and upfront preparation

EXPERT & RESPONSIVE
Knowledgeable staff that addresses needs quickly and efficiently

RELIABLE PARTNER
Delivering high-quality service with professionalism and care

"As the Property Manager for Cascades at World Golf Village, I am pleased to provide this reference letter for VerdeGo Landscape. Our community is a full-service maintenance contract, covering all 450 homes as well as the common areas, and VerdeGo has proven to be an outstanding partner in managing these responsibilities.

From the start, VerdeGo's upfront preparation and proactive communication made the transition between companies seamless. They took the time to thoroughly understand the scope of our community and ensured all details were addressed before beginning service. This thoughtful and organized approach instilled confidence and set a positive tone for our ongoing relationship.

I have been particularly impressed with the consistent communication between VerdeGo's team and myself. Their staff is knowledgeable, professional, and responsive, making it easy to address community needs quickly and efficiently. The level of expertise they bring to the table has provided peace of mind to both management and residents alike.

I am very pleased with VerdeGo Landscape and their ability to deliver reliable, high-quality service to a community of our size and complexity. I would gladly recommend them to any organization seeking a professional, communicative, and dependable landscape provider.

Stacey Jensen
Property Manager
CASCADES AT WORLD GOLF VILLAGE

MAY Management SERVICES Inc.

YEARS OF TRUST
A long-standing partnership built on trust and performance

CONSISTENTLY EXCEEDS
Expectations through quality and attention to detail

PROACTIVE & DEPENDABLE
Strong communication and responsive to challenges

COMMITTED PARTNER
Supports community goals with reliability and care

"It is my pleasure to provide this letter of recommendation for VerdeGo Landscape. As President of May Management Services, I have had the privilege of working with VerdeGo over many years, and our partnership has been one of trust, consistency, and exceptional service.

VerdeGo has been a valued partner across our portfolio of communities, delivering reliable, high-quality landscape services that exceed expectations. Their crews demonstrate professionalism and attention to detail on every property, and their work is consistently completed with care and precision. What sets VerdeGo apart is their proactive communication and the dependability of their team. Account Managers and Production Specialists remain consistent throughout our projects, ensuring continuity, efficiency, and a true understanding of each community's unique needs.

In addition, VerdeGo has always shown a commitment to addressing challenges swiftly and maintaining open lines of communication. This proactive approach builds confidence for both our company and the communities we serve.

I am proud of the long-standing partnership we have with VerdeGo Landscape and fully endorse their services to any organization seeking a reliable, customer-focused landscape partner.

Catie Marks
President
MAY MANAGEMENT SERVICES

ENHANCING COMMUNITIES.
ELEVATING LIFESTYLES.

We are honored to be the trusted landscape partner for the communities we serve and look forward to continuing to build lasting relationships rooted in performance and partnership.

VERDEGO LANDSCAPE

Who We Are

Rooted in Relationships

For almost 20 years we've been rising before the sun, rolling up our sleeves, growing strong, healthy plants and creating beautiful environments. We understand that landscaping is a continuous process that requires diligence, responsibility, consistency, and that excellence lies in the details. We deliver exceptional results by going above and beyond, building relationships that blossom into long-term partnerships.



Our Mission

VerdeGo Landscape's promise goes beyond thriving landscapes. We take pride in our work and aim to act as trusted advisors to our clients with customized solutions and exceeded expectations. We are dedicated to delivering exceptional results.

Operational Approaches

Communication

Proactive and continuous communication is a key factor to our success and sets us apart as a company.

Dedicated Staff

Results come when your team truly connects with the property, they are servicing.

Consistency

Retaining the same crew on a sited job allows them to take pride and ownership in their results.

Accountability

Being accountable means working with integrity. Monthly internal assessments are used to evaluate the property's status and our team's performance.

VERDEGO
LANDSCAPE

Built on Growth, Driven by Relationships

Our success is rooted in the values that guide how we work and the relationships we build.



Consistency:
Reliable crews and Dedicated Staff

Communication:
Proactive and responsive

Accountability:
Monthly assessments to evaluate property's status

Relationships:
Long-term partnerships

Full-Service:
Maintenance, enhancements, irrigation, design



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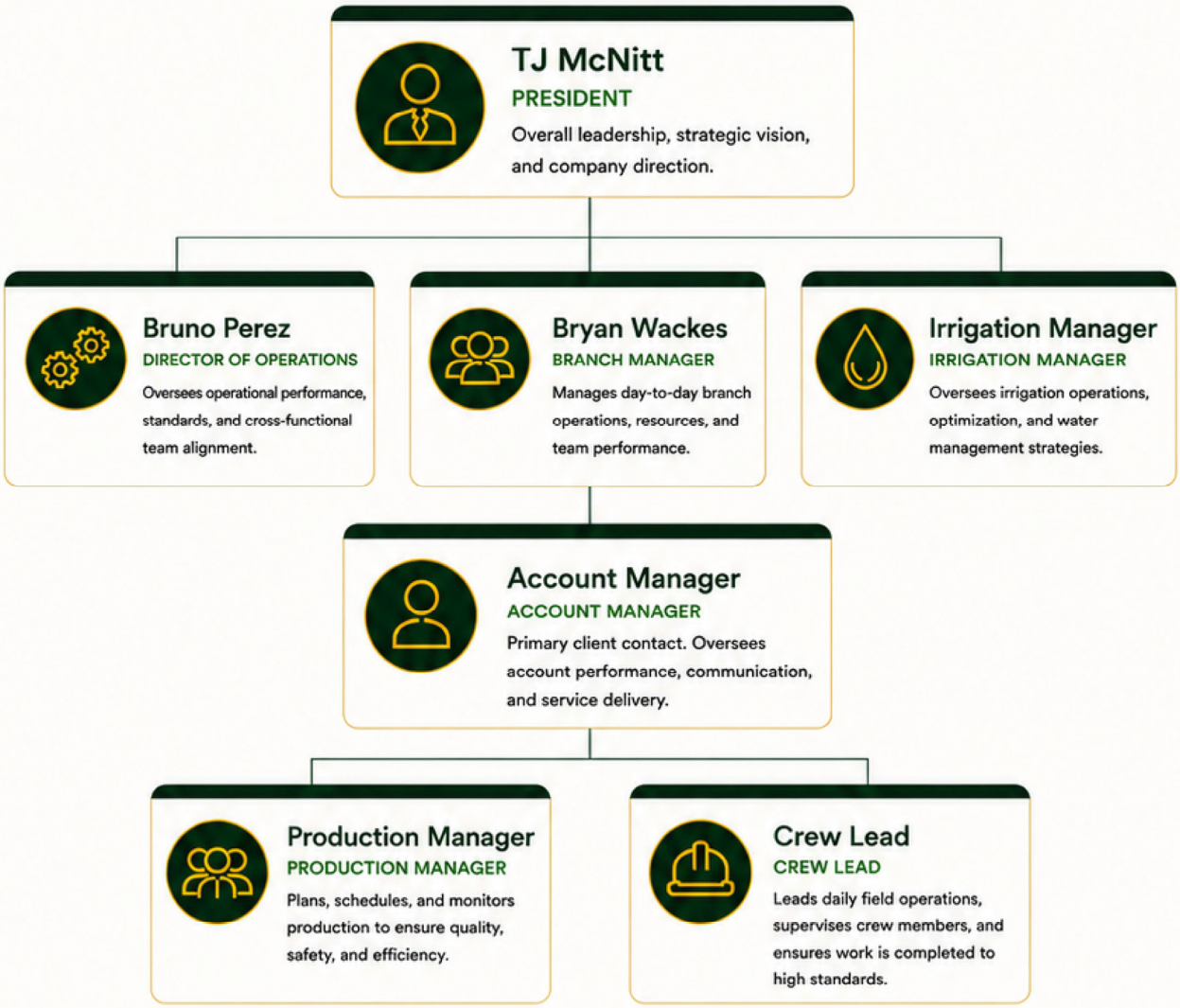
Full-Service

Maintenance, enhancements, irrigation, and design — all delivered with expertise and attention to detail.

VERDEGO
LANDSCAPE

VerdeGo Organizational Hierarchy

A strong leadership structure that ensures clear communication, efficient operations, and exceptional service delivery at every level.



Built on Accountability.
Driven by Communication. *Focused on* Results.

ACCOUNTABILITY
We own our actions and deliver results.

COMMUNICATION
We communicate openly and proactively.

FOCUSED ON RESULTS
We stay committed to excellence in everything we do.

ENHANCING COMMUNITIES. ELEVATING LIFESTYLES.

BRYAN WACKES

BRANCH MANAGER

PHONE:
(386) 268-4915

EMAIL:
Bwackes@verdego.com

OBJECTIVE

Enthusiastic business professional with twenty years of management, sales, and customer service experience. Skilled and hardworking with knowledge in various industries and multi-tasking abilities to develop and maintain customer relations while simultaneously increasing sales revenue and customer satisfaction.

EDUCATION —

Palm Beach State College
Lake Worth, FL

Bachelor of Science
Business Management & Supervision
Dean's List

Associate of Science
Horticulture Landscape & Management

KEY SKILLS —

Project Management
Sales & Customer Retention
Business Process Improvement
Proficient in CRM Software (Aspire & LMN)
Management Training

EXPERIENCE

July 2025 - Present
Branch Manager • VerdeGo Landscape

August 2023 – July 2025
Senior Account Manager • VerdeGo Landscape

September 2021 - August 2023
Business Relationship Manager & Sales Executive • Sperber Landscapes of Florida dba Top Cut Lawn Services

November 2019 – September 2021
Senior Account Manager • BrightView

May 2016 – November 2019
Senior Account Manager • Top Cut Lawn Services

June 2012 – May 2016
Pest Control/Landscape Assistant • Enviroscapes Plus

October 2004 – October 2009
Store Manager • Quiznos Subs

- Managed sales pipeline and pursued new business opportunities.
- Developed and nurtured relationships with existing and potential customers.
- Directed multimillion - dollar contract development and negotiations.
- Optimized margin dollars in under-penetrated accounts.
- Composed and presented proposals.
- Experienced in business start-up, inventory control and scheduling.
- Closed $5.5M in maintenance sales within 18 months.
- Developed, oversaw, and executed budgets.

COMMUNICATION

- Conducted presentations for new business.
- Lead board meetings and participated in all customer satisfaction/retention-based meetings.
- Maintained and shared professional knowledge through education, networking, events, and presentations.

LEADERSHIP

- Inspired employees to provide superior customer service.
- Onboarded and trained account managers.
- Spearheaded advanced various projects (hurricane clean-up, large clubhouse renovations, irrigation retrofit jobs, lake bank erosion jobs, commercial landscape lighting, etc.).
- Promoted community involvement by engaging employees in local charity and volunteer work.
- Worked to resolve conflicts and motivate teams.
- Selected for and participated in the Next Level Leadership Program by Heartland, VerdeGo's corporate entity.
- Selected for and participated in the Mentorship Program by Heartland.

LICENSES

Certified Pest Control Operator License – License# JF243389

LTD Commercial Fertilizer Applicator License – License# LF222385

SCOTT SETTLEMIRES

ACCOUNT MANAGER

(904) 797-7474 SSettlemires@verdego.com St. Augustine, FL

CERTIFICATIONS

BMP Certification (Best Management Practices)

SKILLS & QUALIFICATIONS

- Commercial Landscape Maintenance
- Landscape Installation
- Crew Leadership & Supervision
- Account Management
- Extensive Plant Identification & Knowledge
- Property Inspections
- Quality Control
- Customer Service & Client Relations
- Scheduling & Team Coordination
- Safety & Compliance

PROFESSIONAL OVERVIEW

Experienced landscape professional with 17 years of commercial landscape maintenance and installation experience. Proven background in crew leadership and account management, with 6 years of experience overseeing teams, client relationships, and property quality standards. Extensive plant knowledge and a strong understanding of industry best practices. Committed to delivering high-quality landscape services while maintaining customer satisfaction and operational efficiency.

PROFESSIONAL EXPERIENCE

Account Manager

Commercial Landscape Industry

- Performed commercial landscape maintenance and installation services for a variety of properties.
- Managed landscape crews and coordinated daily operations to ensure quality and efficiency.
- Maintained client accounts and built strong customer relationships through consistent communication and service.
- Utilized extensive plant knowledge to support landscape health, appearance, and long-term success.
- Assisted with property inspections, issue resolution, and enhancement recommendations.
- Ensured compliance with company standards and industry best practices.

ADDITIONAL QUALIFICATIONS

- 17 years of commercial landscape maintenance and installation experience.
- 6 years of crew leadership and account management experience.
- Strong knowledge of landscape plants, maintenance practices, and property management expectations.
- Dedicated to professionalism, quality workmanship, and customer satisfaction.

VERDEGO LANDSCAPE

Strategic Plan & Technology Capabilities

Smarter Solutions. Safer Communities.

VerdeGo combines people, technology, and proven processes to deliver exceptional landscape management while enhancing resident experiences and protecting assets.

OUR STRATEGIC PRIORITIES

WORKFORCE DEVELOPMENT
Safety-focused training and continuing education programs that support operational excellence.

TECHNOLOGY INTEGRATION
Aspire CRM, GPS routing, fleet monitoring, dashcam technology, and irrigation optimization.

ENVIRONMENTAL STEWARDSHIP
UF/IFAS BMP compliance, water conservation, and sustainable landscape practices.

LONG-TERM PLANNING
Capital forecasting, enhancement planning, and lifecycle asset management.

CONSTRUCTION SERVICES
Dedicated in-house construction resources supporting community improvement projects.

DIGITAL REPORTING
Photo documentation, monthly inspections, property audits, and reporting dashboards.

VERDEGO TECHNOLOGY ECOSYSTEM



Our integrated technology systems work together to provide visibility, accountability, communication, and proactive management.

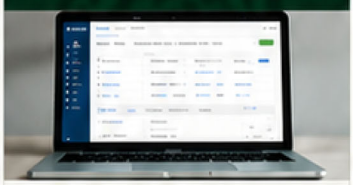
TECHNOLOGY IN ACTION

FLEET SAFETY MONITORING



- Dashcam alerts
- Driver accountability
- GPS tracking

ASPIRE CRM PLATFORM



- Work order tracking
- Client communication
- Service history

SMART IRRIGATION MANAGEMENT



- Water conservation
- Runtime optimization
- Leak detection

CONSTRUCTION MANAGEMENT



- Project scheduling
- Installation oversight
- Quality control

THE VERDEGO ADVANTAGE

Real-Time Visibility | Data-Driven Decisions | Proactive Communication | Dedicated Account Management | Enhanced Resident Experience | Long-Term Stewardship

ENHANCING COMMUNITIES. ELEVATING LIFESTYLES.

Through innovation, technology, and accountability, VerdeGo delivers smarter landscape solutions that create safer, more beautiful, and more sustainable communities.

VERDEGO LANDSCAPE

Landscape Management Expectations

Turf Care

Our Turf Program focuses on proper mowing techniques that promote optimal vigor for turf grass health. Great care will be taken to ensure proper edging, line trimming, and blowing are in the best interest of you, your guests, and the plants on your property.

OUR TURF COMMITMENTS

- Turf areas will be free of bare spots, holes, and depressions.
- Hard edging of curbs and sidewalks will be performed with each mowing rotation.
- Grass clippings will be blown off of all hardscape surfaces after mowing.
- Mowing equipment will be well maintained (sharpened blades and proper deck height positioning).
- The health of the turf will be monitored. This includes:
  - ✓ Color
  - ✓ Density
  - ✓ Weed/Pest Control
- Pesticides will be applied as needed (herbicide, insecticide, and fungicide).
- Soil samples will be administered as part of our Start-Up Program to determine the appropriate fertilization program for your site.
- Pesticide applicators at VerdeGo are licensed with the Florida Department of Agriculture and Consumer Services.



A healthy, well-maintained turf enhances the beauty of your property, strengthens plant health, and creates a welcoming environment for residents and guests alike.

ENHANCING COMMUNITIES.
ELEVATING LIFESTYLES.

Through innovation, proven practices, and attention to detail, VerdeGo delivers exceptional turf care that supports vibrant, beautiful communities.

VERDEGO LANDSCAPE

Turf Maintenance

Healthy, well-maintained turf creates beautiful communities and lasting first impressions.



OUR COMMITMENT TO YOUR TURF

UF/IFAS RECOMMENDED MOWING HEIGHTS

Turf maintained according to University of Florida recommendations for optimal health and appearance.

FERTILIZATION & SOIL HEALTH

Balanced nutrient programs promoting root strength, color, and drought tolerance.

WEED & PEST MANAGEMENT

Proactive monitoring and targeted treatments protecting turf quality and long-term health.

IRRIGATION OPTIMIZATION

Efficient water management practices supporting deep root development and sustainable growth.

UF/IFAS RECOMMENDED TURF HEIGHTS

TURF TYPE	RECOMMENDED HEIGHT
St. Augustine	3.5″ – 4.0″
Bahia	3.0″ – 4.0″
Zoysia	1.5″ – 2.0″
Bermuda	1.0″ – 1.5″
Centipede	1.5″ – 2.0″

VERDEGO TURF STANDARDS

- ✓ Mowing patterns rotated regularly
- ✓ Hard edging maintained along curbs and walkways
- ✓ Grass clippings removed from hard surfaces
- ✓ Monthly turf health inspections
- ✓ Soil testing and nutrient monitoring
- ✓ Licensed pesticide applications when needed

HEALTHY TURF.
BEAUTIFUL COMMUNITIES.
LASTING VALUE.

Through UF/IFAS best practices, proactive maintenance, and attention to detail, VerdeGo delivers turf management programs that enhance curb appeal and resident satisfaction.

VERDEGO LANDSCAPE

Irrigation

VerdeGo irrigation experts have developed practices to ensure your turf, trees, palms, and shrubs are healthy and all water needs have been met. Our teams are trained and encouraged to consider Best Management Practices while achieving optimal plant health.





OUR IRRIGATION PRACTICES INCLUDE:

MONTHLY WET CHECKS
Monthly wet checks will be performed.

SMART TECHNOLOGY
Rain sensors will be used whenever possible.

EXPERT TEAM
Highly trained personnel in all irrigation practices and techniques will work on your property.

CONTINUOUS EDUCATION
The VerdeGo irrigation team will receive continual education on the latest irrigation techniques and materials.

SMART IRRIGATION. HEALTHY LANDSCAPES.

Conserving Water.
Enhancing Beauty.

ENHANCING COMMUNITIES. ELEVATING LIFESTYLES.

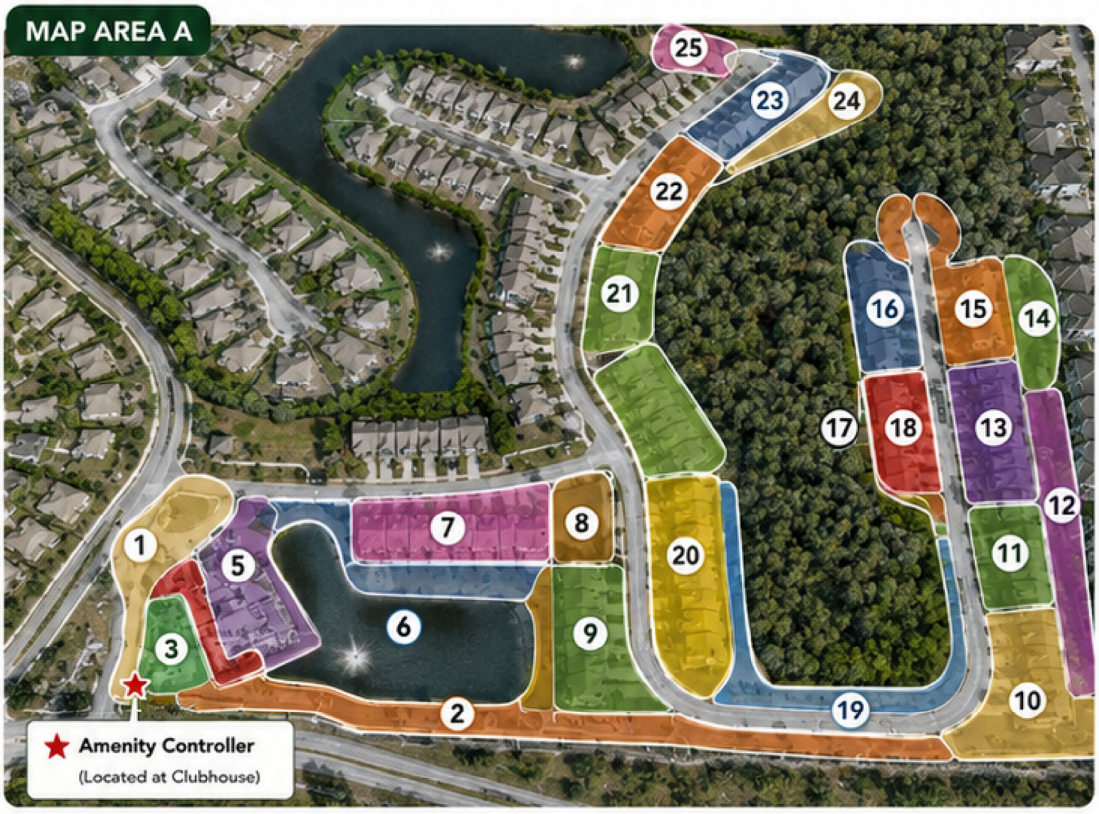
Through innovation, expertise, and sustainable practices, VerdeGo delivers efficient irrigation solutions that protect your landscape and conserve our most valuable resource—water.

VERDEGO LANDSCAPE

Example Irrigation Map

Our irrigation maps are designed to ensure precise water coverage, efficient zone management, and healthy landscapes throughout your community.

MAP AREA A



MAP AREA B



IRRIGATION ZONE LEGEND

ZONE	DESCRIPTION
1	Front Entrance
2	Boulevard Median
3	Clubhouse & Amenity
4	Landscape Beds
5	Northwest Homes
6	Lakefront (North)
7	North Villas
8	Corner Landscape
9	Main Entrance
10	Southeast Corner
11	East Villas (Lower)
12	East Perimeter
13	East Villas (Upper)
14	Northeast Buffer
15	Northeast Homes
16	North Villas (Upper)
17	Wooded Buffer
18	East Villas (Middle)
19	Lakefront (East)
20	Central Common
21	West Villas
22	North Villas (Middle)
23	North Perimeter
24	Buffer Area
25	Upper Perimeter

SMART WATER. HEALTHY LANDSCAPES.

Our irrigation system is carefully zoned to deliver the right amount of water to the right area—promoting plant health while conserving water and protecting our community.

ENHANCING COMMUNITIES. ELEVATING LIFESTYLES.

Through innovation, expertise, and sustainable practices, VerdeGo delivers efficient irrigation solutions that keep your landscape beautiful, healthy, and water smart.

VERDEGO LANDSCAPE

Sample Reports

Each month your dedicated Account Manager will supply you with a **Landscape Status Report** along with a monthly **Irrigation Inspection Report.**

- ✓ **Detailed.**
- ✓ **Informative.**
- ✓ **Actionable.**

Reports designed to keep your community informed and your property thriving.

LANDSCAPE STATUS REPORT

VerdeGo Landscape
PO Box 789, Bunnell, FL 32110
386-437-3123 • Bunnell
904-797-7474 • St. Augustine

VERDEGO LANDSCAPE

REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
12/01/2024	Brannan Field	Russell McCrea	December

SERVICES SUMMARY

COMPLETED THIS MONTH

- Full Service Maintenance (Mowing/Edging/String Trimming/Blowing)
- Detail Work (Weeding/Pruning)
- Pre-Emergent applied to all planter beds

ANTICIPATED NEXT MONTH

- Full Service Maintenance (Mowing/Edging/String Trimming/Blowing)
- Detail Work (Weeding/Pruning)
- Irrigation Inspection/Wet Check

COMMENTS – SOME PLANTS DAMAGED DUE TO RECENT COLD WEATHER.

TURF	Some areas had damage due to cold weather.
TREES & SHRUBS	Grape myrtles due to get pruned. Remove moss from crepes.
PLANT BEDS	Some damage to plants due to weather. Will trim back, remove the dead. Beds sprayed. Tropicals grass sprayed.
OTHER	Continue monitoring through the month.

IRRIGATION INSPECTION REPORT

VERDEGO LANDSCAPE

Irrigation Evaluation	OK	Repair
Controller		
Rain Sensor		
Main Line		
Valves		
Heads		
Coverage		
Leaks		
Water Management		
Start Times		
Run Times		
Seasonal Adjust		
Weather Adjust		
Overall System		
Condition	★★★★★	
Rating (1–5)		
Comments / Recommendations		

Date:	1	2	3	4	5	6	7	9	10	12	13	15	16	17	18
Controller															
Start Time															
Inspector															
Zone															
Run Time															
Program															
Short / Long Adjust															
OK / Repair															
Notes															

Key / Notes

OK = Operating Correctly
Repair = Needs Attention

YEARLY SERVICES SCHEDULE GUIDELINE

SPRING
MAR – MAY

TURF
- Fertilization
- Weed Control
- Mowing Increases

LANDSCAPE
- Seasonal Color Installation
- Shrub Pruning
- Mulch Touch-Up

IRRIGATION
- Wet Checks
- Controller Adjustments
- System Start-Up

SUMMER
JUN – AUG

TURF
- Weekly Mowing
- Insect Monitoring
- Fertilization

LANDSCAPE
- Palm Maintenance
- Detail Pruning
- Bed Maintenance

IRRIGATION
- Monthly Inspections
- Water Optimization
- Ongoing Adjustments

FALL
SEP – NOV

TURF
- Weed Prevention
- Turf Health Evaluation
- Aeration (as needed)

LANDSCAPE
- Seasonal Color Changeout
- Landscape Enhancements
- Mulch Replenishment

IRRIGATION
- Rain Sensor Testing
- System Adjustments
- Winterization Prep

WINTER
DEC – FEB

TURF
- Reduced Growth Monitoring
- Spot Weed Control

LANDSCAPE
- Structural Pruning
- Palm Trimming
- Clean-Up

IRRIGATION
- System Winterization
- Annual System Audit
- Repairs & Upgrades

ENHANCING COMMUNITIES.
ELEVATING LIFESTYLES.

Through innovation, expertise, and sustainable practices, VerdeGo delivers solutions that keep your landscape beautiful, healthy, and water smart.

VERDEGO LANDSCAPE

Seasonal Color & Mulch Enhancements



Creating vibrant first impressions and year-round curb appeal.

Annuals bring a pop of color to landscapes. Whether it's to enhance and highlight a monument sign or simply bring attention to a community's entrance or amenities, VerdeGo prides itself on providing great annual designs for your property.

SEASONAL COLOR

- Rotating displays throughout the year
- Enhanced curb appeal
- Community identity and pride

PLANT HEALTH

- Soil amendments and treatments
- Fertilization for strong, healthy plants
- Root development support

MULCH MANAGEMENT

- Moisture retention
- Weed suppression
- Clean, finished appearance

VERDEGO ENHANCEMENT STANDARDS

- Rotations determined by contract specifications.
- A wide variety of annual color choices based on seasonal availability.
- Pesticides (insecticides and fungicides) applied to help prevent plant decline.
- Fertilization programs provided for optimal growth and longevity.
- Soil amendments and treatments administered before planting each rotation (fertilization and rototilling).
- Installation or replenishment of mulch performed per contract specifications.

YEAR-ROUND BEAUTY



SPRING COLOR

Brighten entryways and amenities with vibrant seasonal displays.



SUMMER COLOR

Heat-tolerant annuals and tropical accents for lasting impact.



FALL & WINTER COLOR

Seasonal transitions and holiday presentations that inspire.

BEAUTIFUL LANDSCAPES START WITH INTENT.

Beautiful landscapes begin with healthy soil, vibrant color, and meticulous attention to detail. VerdeGo's seasonal color and mulch program ensures your community maintains an exceptional appearance year-round.

ENHANCEMENT CAPABILITIES

VERDEGO LANDSCAPE

BEFORE



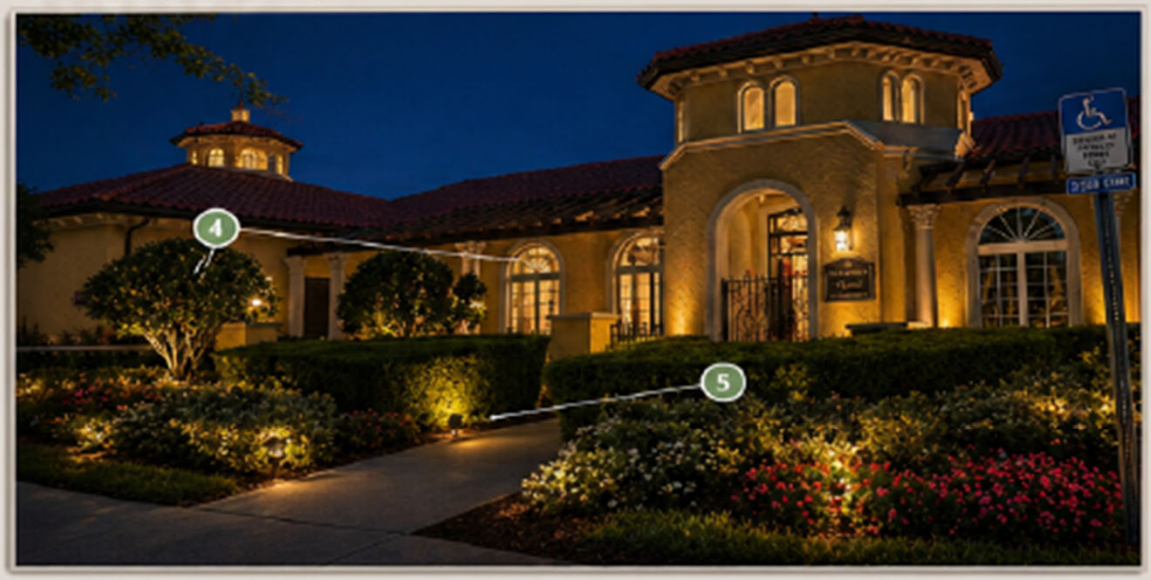
Current landscaping lacks layering, color, and night appeal. Vertical elements create blockage and reduce visibility.

AFTER (DAY)



1. **NEW LAYERED PLANTING**
   Adds depth, texture and seasonal color for year-round interest.
2. **ENHANCED COLOR**
   Vibrant, low-maintenance flowers brighten the entry and create a welcoming feel.
3. **IMPROVED ENTRY VISIBILITY**
   Lower plant heights and intentional design open sight lines and improve safety.

AFTER (NIGHT)



4. **ACCENT LIGHTING ADDED**
   Low-voltage lighting highlights architecture and landscaping while enhancing nighttime safety and ambiance.
5. **WARM & INVITING ATMOSPHERE**
   A beautifully lit entrance creates a welcoming environment for residents and guests.

DESIGN SUGGESTIONS

- Remove vertical cypress for improved visibility and openness
- Add layered shrubs, trees, and seasonal color for year-round appeal
- Install low-voltage lighting for safety, beauty, and energy efficiency
- Enhance entry experience through thoughtful design and maintenance

Experience Landscaping.
Excellence Delivered.

VERDEGO
LANDSCAPE

Pricing Proposal

PROPOSAL FORM PART IV -
PRICING

October 1, 2026 thru September 30, 2027

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways, **Ponds**)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$93,900.00
2. Pruning (Shrubs and Trees)	$15,000.00
3. Palm Pruning	$1,146.64
4. Cleaning litter, bogus signs	Included
5. Pesticide/Fertilization Application	$7,369.72
6. Irrigation Inspections and Repairs	$12,311.04
7. Mulch Installation	$31,332.56
8. Annual Flower Rotation	$1,844.48
9. Certified Playground Mulch Maintenance and Replenishment	$16,000.00
Total Proposal Price (Items 1-9)	**$178,904.44**

Proposal Summary By Month (Reflect seasonal variations by month)

October	$14,908.71 (same for every month)
November	
December	
January	
February	
March	
April	
May	
June	
July	
August	
September	

PROPOSAL PRICING

October 1, 2027 through September 30, 2028

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways **Ponds**)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$93,900.00
2. Pruning (Shrubs and Trees)	$15,000.00
3. Palm Pruning	$1,146.64
4. Cleaning litter, bogus signs	Included
5. Pesticide/Fertilization Application	$7,369.72
6. Irrigation Inspections and Repairs	$12,311.04
7. Mulch Installation	$31,332.56
8. Annual Flower Rotation	$1,844.48
9. Certified Playground Mulch Maintenance and Replenishment	$16,000.00
Total Proposal Price (Items 1-9)	**$178,904.44**

Proposal Summary By Month (Reflect seasonal variations by month)

October	$14,908.71 (same for every month)
November	
December	
January	
February	
March	
April	
May	
June	
July	
August	
September	

PROPOSAL PRICING

October 1, 2028 through September 31, 2029

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$96,804.00
2. Pruning (Shrubs and Trees)	$15,464.00
3. Palm Pruning	$1,182.10
4. Cleaning litter, bogus signs	Included
5. Pesticide/Fertilization Application	$7,597.65
6. Irrigation Inspections and Repairs	$12,691.80
7. Mulch Installation	$32,301.60
8. Annual Flower Rotation	$1,901.52
9. Certified Playground Mulch Maintenance and Replenishment	$16,494.85
Total Proposal Price (Items 1-9)	**$184,437.52**

Proposal Summary By Month (Reflect seasonal variations by month)

October	$15,369.79 (same for every month)
November	
December	
January	
February	
March	
April	
May	
June	
July	
August	
September	

PROPOSAL PRICING

October 1, 2029 through September 30, 2030

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways **Ponds**)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$96,804.00
2. Pruning (Shrubs and Trees)	$15,464.00
3. Palm Pruning	$1,182.10
4. Cleaning litter, bogus signs	Included
5. Pesticide/Fertilization Application	$7,597.65
6. Irrigation Inspections and Repairs	$12,691.80
7. Mulch Installation	$32,301.60
8. Annual Flower Rotation	$1,901.52
9. Certified Playground Mulch Maintenance and Replenishment	$16,494.85
Total Proposal Price (Items 1-9)	**$184,437.52**

Proposal Summary By Month (Reflect seasonal variations by month)

October	$15,369.79 (same for every month)
November	
December	
January	
February	
March	
April	
May	
June	
July	
August	
September	

PROPOSAL PRICING

October 1, 2030 through September 30, 2031

Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)

1. Mowing (Amenity Center, Roadways, **Ponds**)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$101,900.00
2. Pruning (Shrubs and Trees)	$16,278.00
3. Palm Pruning	$1,244.00
4. Cleaning litter, bogus signs	Included
5. Pesticide/Fertilization Application	$7,998.00
6. Irrigation Inspections and Repairs	$13,360.00
7. Mulch Installation	$34,000.00
8. Annual Flower Rotation	$2,005.00
9. Certified Playground Mulch Maintenance and Replenishment	$17,363.00
Total Proposal Price (Items 1-9)	**$194,148.00**

Proposal Summary By Month (Reflect seasonal variations by month)

October	$16,179.00 (same for every month)
November	
December	
January	
February	
March	
April	
May	
June	
July	
August	
September	

Additional Pricing Information

Please provide prices for the following items. Some items require a unit price while others require a unit price and total. On these items a specific number of units has been indicated. This is what is required to complete job to contractual specifications and should be bid accordingly.

SOD/SEED/MULCH:		**Unit Price**	**Total Cost**
Sodded Argentine Bahia Lawn, SF Stripped and Installed		$1.50 S/F	
Sodded St Augustine Lawn, SF Stripped and Installed		$2.50 S/F	
Pine Straw		$8.00	*per bale
3" Deep Pine Bark (2 x annually)	250 C/Y per application	$62.66	$31,332.56
3" Deep Cert. Playground Mulch (per specs.)	200 C/Y per application	$80.00	$16,000.00
St. Augustine (stripped and laid)		Depends on Qty	

* Pine straw bales may be traded off as credit for pine bark mulch

SHRUBS/TREES:		**Unit Price**	**Total Cost**
1 Gallon plants	160	$12.00	$1,920.00
3 Gallon plants	80	$23.00	$1,840.00
Agapanthus (1Gal)		$17.00	
Azalea (3 Gal)		$35.00	
Ligustrum (3 Gal)		$26.00	
Loropetalum (3 Gal)		$26.00	
Lantana (1 Gal)		$17.00	
Holly (3 Gal)		$25.00	
Ligustrum Tree (8X8)- Installed/Guaranteed 1 year		$310.00	
Crape Myrtle (100 Gal) - Installed/Guaranteed 1 year		$1,120.00	
Loblolly Pine (30 Gal) - Installed/Guaranteed 1 year		$575.00	
Southern Magnolia 6" Cal. – 20' OA- Installed/Guaranteed 1 year		$450.00	
Live Oak 6" Cal. – 22' OA- Installed/Guaranteed 1 year		$385.00	

FLOWERS:	**Unit Price**	**Total Cost**
Annuals (4" pots) including installation	$2.56	
Flowers for Change Outs (4 x annually) 180 per change out	$2.56	$1,844.48

PEST/WEED/FERTILIZER:	**Unit Price**	**Total Cost**
Top Choice Application	per acre	$450.00
St. Augustine Fertilization	per acre	$400.00
Shrub Fertilization (8-10-10 with micronutrients)	per acre	$325.00
Tree fertilization (14-14-14 with micronutrients)	per bag	$150.00
Palms (High Manganese Combo)	per palm	$45.00

IRRIGATION:	**Unit Price**	**Total Cost**
A. Rainbird ESP 32		$1,350.00
B. Hunter ICC		$900.00
C. Hunter ACC 2 Wire		$1,900.00

PLEASE PROVIDE RATES FOR THE FOLLOWING:	**Rate**
A. Mowers	$70.00 /per acre
B. Bush Hog	$175.00 /per hour
C. Tractor	$185.00 /per hour
D. Supervisor with Transportation	$70.00 /per hour
E. Laborer with Hand Equipment	$55.00 /per hour
F. Truck	$110.00 /per hour
G. Irrigation Tech Labor Rate	$85.00 /per hour

Please Provide "Emergency" hourly rates associated with storm clean up for the following items:

A. Tractor	$195.00 /per hour
B. Laborer w/ hand equipment	$55.00 /per hour
C. Supervisor	$115.00 /per hour
D. Truck	$145.00 /per hour

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form on behalf of ("Proposer") and declare that I have read the foregoing Proposal Form and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 27th day of July, 2026.

Proposer: VerdeGo LLC

By: _____

Title: Director of Business Development

STATE OF Florida
COUNTY OF Flagler

The foregoing instrument was sworn and subscribed before me this 27th day of July, 2026, by William Genovese of VerdeGo LLC, who is personally known to me or who has produced Himself as identification, and did [X] or did not [ ] take the oath.

DENISE TANGUILIG
Notary Public - State of Florida
Commission # HH 318779
My Comm. Expires Nov 9, 2026
Bonded through National Notary Assn.

Denise Tanguilig

Notary Public, State of Florida
Print Name: Denise Tanguilig
Commission No.: HH 318779
My Commission Expires: 11/9/26

VERDEGO LANDSCAPE

SITE MAP

ANABELLE ISLAND CDD



LANDSCAPE COVERAGE SUMMARY

Detailed landscape measurements by category for precise maintenance and management.

TURF
356,261 SF / 0 SF

MULCH BEDS
65,468 SF / 0 SF

SOFT EDGE
5,174.96 LF / 0 LF

HARD EDGE
23,325.25 LF / 0 LF

BED EDGE
6,523.94 LF / 0 LF

POND EDGE
13,536.19 LF / 0 LF

POND MOWING - BAHIA
302,402 SF / 0 SF

EVERY DETAIL.
EVERY AREA.
EXCEPTIONAL CARE.

COMPREHENSIVE COVERAGE.

Every landscaped area has been identified and measured to ensure complete, consistent care across Anabelle Island CDD.

ACCURATE PLANNING
Precise measurements allow for efficient resource allocation.

HEALTHY & BEAUTIFUL
Proper maintenance promotes long-term landscape health.

PROTECTED INVESTMENT
Proactive care preserves beauty, value, and community pride.

6200 SR-13 N
St. Augustine, FL 32092

(386) 437-3122

landscape@verdego.com

EXHIBIT A
SCOPE OF SERVICES

General Requirements:
The Contractor shall provide labor, equipment, and materials to maintain the landscape and irrigation for Armstrong CDD.

Reporting:
Contractor will assist in developing detailed service maps for cuts and irrigation. The Contractor will notify Owner/District representative when a service will be performed. This will be accompanied by an outlined monthly report submitted to the Owner.

a) Monthly Property Inspection: Once per month a senior representative from the Contractor shall accompany the On-site Manager or designee for a windshield inspection of the property. The schedule for these inspections will be agreed to by both parties via email and text. Upon completion of the inspection the Contractor is required to provide a writeup of the inspection and provide details of any deficiencies noted with a timeline to remedy all repairs or issues with 72 hours.

b) Irrigation Reporting: monthly inspection of the irrigation system is complete as defined here after, the Contractor must provide a detailed report of any issues noted and a list of all repairs made during the inspection. This report outlining all zone inspections shall be provided via email to the On-site Manager or designee upon completion for review. **The Contractor is always encouraged to provide a list of recommendations to the district for improving the irrigation system to conserve water for consideration.**

c) Attendance Requirements for CDD Board Meetings: Upon request of the district, the Contractor shall attend any regularly scheduled board meeting. During this meeting the Contractor will be required to provide a detailed presentation to address any issues as directed by the On-site Manager or designee or to provide a general status update of the properties condition. This report will be presented before the board and residents.

d) **Newsletter:** Contractor should work with the on-site management to provide a newsletter to neighborhood residents concerning local and seasonal suggestions for residential lots and their landscaping, fertilization, irrigation, etc…

Schedule of Service:
The Contractor will be on site weekly to complete the scope of work. Contractor will endeavor to schedule all work to be completed by Friday of each week. Contractor shall be on site as required year-round. A knowledgeable supervisor is required to be present during every maintenance visit. Contractor shall understand company vehicles shall not be parked in any area that may block traffic. Contractor service vehicles must be indicated by company logo, licensed, and tagged. All company personnel shall be in company uniforms.

Mowing:
The Contractor shall mow within the contract areas as described below (and also shown on maintenance map):

- **St Augustine and Bahia areas:** 1 time per week through Monday and Friday during the growing season and twice a month during the dormant season. The growing season shall be defined to include the months of April 1 through October 31. The dormant season shall be defined to include the months of November 1 through March 31. Each mowing shall be completed for the entire contract area within four (4) days after commencement of the mowing. **(For a total of 41 cuts)**

Edging and String Trimming:

All hardscape will be edged each mowing cycle. Beds and tree rings will be edged twice monthly during the growing season, and as needed during the cool season. Care shall be taken not to damage fence posts, signs, up lights, light poles or discharging of clippings into lakes or other bodies of water. Contractor shall be responsible for repairs to all stucco surfaces in the event of damage by trimmers, mowers, and weed eaters.

a) Edging Requirements: The Contractor will neatly edge and trim around all plant beds, curbs, streets, trees, buildings to maintain shape and configuration. Edging equipment will include manufacturer's guards to deflect hazardous debris. All grass runners will be removed after edging to keep mulch areas and walkways free of weeds and encroaching grass. "Hard" and "Soft" edging and string-trimming shall be performed in conjunction with turf mowing.

b) The Contractor shall notify the district of any areas considered inaccessible to mowing machinery and once approved, these areas will be maintained with string trimmers or chemical means, as environmental conditions permit.

c) Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.

d) The Contractor is required to avoid potential safety issues with pedestrians, bikers, runners, and school children during edging/weed eating operations. **All passing pedestrians must be given the right of way along sidewalks during operations**.

e) Care should be taken not to damage fence posts, light poles or other structural items or fixtures

Trimming/Palm Pruning:

Shrubs, vines, and ornamental trees shall be pruned to maintain their desired natural shape and to maintain appropriate distances between pedestrians and vehicle areas. Trees shall be pruned when dormant, or as recommended by the University of Florida agriculture standards. Medjool Palms shall be trimmed twice yearly. Palm trees around the pool deck shall be trimmed as needed to prevent seed pods from dropping into the pool and onto the deck.

- Areas overhanging sidewalks shall be clear of vegetation or obstruction to a height of 12 feet.
- Areas overhanging roadways shall be clear of vegetation or obstruction to a height of 14.5 feet.
- Areas in the median shall be clear of vegetation or obstruction to a height of 8 feet.
- All ornamental grasses, and hedges within sight lines will be cut back two (2) per year, once in the spring, no later than May 15, and once in the month of August. Additional spot

trimming may be required, and shall be performed under this contract without additional charge as directed by the Community/Operations Manager.

Pruning shall include removal of all dead wood and up limbing of multi-stem trees wherever irrigation is blocked. Bike paths and walking trails shall be kept clear of overhanging vegetation. Crape Myrtle pruning shall take place in March, or as recommended by the University of Florida agriculture standards and shall include removal of dead wood and sucker growth, cross branching and tip pruned. Crape Myrtles are not to be heavily cut back unless directed by Community/Operations Manager. Additional spot trimming may be required, and shall be performed under this contract without additional charge as directed by the Community/Operations Manager

Weeding of Landscape Beds:

Plant beds, natural areas and hardscape shall be kept free of noxious weed growth by utilizing chemical and/or mechanical means. Post and Pre-emergent herbicides shall be used. Care shall be exercised not to damage plants or turf areas. Any herbicide over spray causing damage shall be repaired at Contractor's expense.

Blowing:

All hardscape areas will be blown clean following all maintenance operations. Care will be taken not to blow debris into storm drains and pool areas. Curbs and storm gutters will be kept free of dirt, silt, and other debris.

Turf, Shrub, and Tree Pest Control:

All turf areas will be inspected weekly and spot treated as needed to maintain a healthy appearance. The Contractor shall establish a grass and plant pesticide spray/granular program to provide the application of pesticides as needed to control mole crickets, chinch bugs, and other grass and plant pest as well as plant and grass fungus. All recreational areas shall be treated for fire ants ,whether sprayed or granular as needed. All roadside areas should be treated for fire ants locally to prevent large mounds from appearing in site. When possible, low application rates will be utilized to help reduce environmental stress. All chemicals and pesticides shall be purchased and obtained as to the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. Any applications at the amenity center sports fields require prior approval from the On-Site Community/Operations Manager.

Amenity Center and Pool Deck Areas:

Fire ant control will be done using Top Choice granular fire ant bait. Broadcast application will be done in March. Spot treatments will be done as needed to control mound outbreaks.

Seasonal Color:

Annuals shall be changed out at a minimum of 4 cycles annually with additional change outs to be done as needed at Contractor expense to ensure constant color. Color, species, and bed design shall be approved by the Manager prior to installation. Additional soil amendments, fungicides and insect applications will be performed as needed to maintain vigorous growth and color. (See Map for Locations)

Annual Contracted replacements:
Contractor will work with in-site management to install/replace up to a designated amount of 1 gallon and 3-gallon perineal plants at Amenity Center and high Visibility areas of the district

Mulching:
Contractor will mulch/pine straw twice per year, in November and May. The mulch/straw will be installed at a depth of at least three (3) inches and shall match the existing mulch. Mulch/pine straw will be distributed evenly and not piled around plants and tree trunks.

Irrigation Inspection and Repair Guidelines:
Monthly inspections (12 inspections/per yr.) to all controllers and the full irrigation system including battery controllers will be performed by the Contractor and shall include:

- All sprinkler heads checked for proper operation and coverage. Minimize overspray onto roadways and pedestrian areas when possible.
- Inspect all valve boxes for broken or missing lids, replacing as needed
- . Relocation or adjustment of heads to accommodate plant growth as needed
- Adjust as needed the controller to provide proper application of supplemental water while following the required SJRWMD guidelines.
- Adjust watering schedules to correspond with seasonal color installation, fertilization applications and pest control operations.
- Adjust watering schedules as required by association manager as needed to accommodate special events and sports activities.
- Watering schedules will be adjusted as needed based on seasonal rainfall amounts.
- A written report outlining all zone inspections shall be provided to the property manager upon completion of the inspection.
- Contractor must provide an on call 24-hour emergency service person that is familiar with the system.
- Contractor will maintain testing and certification records on all backflows connected to the system.
- Contractor is responsible for all system parts and labor on supply lines of 2" and smaller, including any battery-operated valves and timers, and or small wiring between devices to allow for proper equipment operation. Any repairs needed that is not included in this scope of service, including vandalism and damage due to vehicles will be proposed and approved by the District representative and billed separately.
- Contractor will certified/licensed inspection to any backflow devices required as part of the irrigation system. Any and all reports will be submitted to the proper agency annually or as required
- Contractor is to provide quarterly pump and well service through a licensed well contractor that is NOT the irrigation contractor. Licensed well contractor is to be approved by the On-Site Community Operations Manager and a full report will be provided to this manager.

The annual inspection contract amount shall include all of the following repairs as needed, and pre-approved in an amount of up to $500.00 With notification of amount and detail to the on-site management, Any and all repairs above this amount will need to be approved before hand with the on-site management through the board. During repairs the Contractor is required to clearly mark the area with lawn flags indicating that a particular section of landscape is "under repair". These flags

and/or safety cones will communicate to the residents that the issue has been identified and is currently under repair. All flags and/or cones must be clearly visible at night for vehicles and the residents. All irrigation repairs shall be concluded within 24 hours of notification unless otherwise approved by the Amenity General Manager or designee.

- Lateral Line Repairs
- Valve repair and replacement as required
- Solenoid Replacement
- Head replacement, raising and adjusting as needed
- Wire splices, locating cut wires as needed.
- Valve Box Replacement as needed.
- Decoder repair and replacement as needed
- Battery replacement in all controllers as needed to maintain memory functions

Other than major repair needing time-sensitive approvals, **any** damage to the landscape due to an irrigation related issue, be it over or under watering, shall be repaired or replace at the landscape Contractor's expense. There shall be no extra costs for special service calls for repairing, adjusting or maintaining the irrigation system unless the damage is due to vandalism or power surges. All irrigation repairs shall be completed within 24 hours of notification.

Debris and Trash Removal:

a) Policing of grounds will on each visit/day per week of service. Prior to each daily mowing operation, the Contractor is responsible for pick up all trash to include bottles, cans, bags, fallen limbs and palm fronds, dead plants, and other debris on the property areas (i.e., grass areas, monument beds, pond banks, roundabouts, near or adjacent to amenity centers, medians, etc.) including signs (i.e., for sale, etc.) displayed in rights-of-way and common areas unless otherwise directed by the Amenity General Manager or designee or staff.
b) Removal of all landscape debris generated on the property during landscape maintenance is the sole responsibility of Contractor, at no additional expense to the district.

c) Trash will be bagged and removed from the property each visit. Random signage shall also be removed from common property. This includes but is not limited to realtor, yard sale, and for rent signage. A monthly trash pick up shall be done in all areas abutting common property. This includes any wood lines adjacent to a common parcel.

d) Natural Areas defined as visible areas (within *5′* of existing bed lines) of natural vegetation, also as designated on the site map, shall be kept free of dead branches or unsightly weeds and vines that detract from the appearance of the landscape. Particular attention will be given to invasive grape vines through manual and/or chemical means. These areas should be inspected and maintained during each mowing schedule.

Fertilization and Weed Control of Turf Areas:

All St. Augustine lawn areas shall be fertilized with granular slow-release fertilizers using the following minimum schedules. Turf shall be maintained at a lush healthy state unless otherwise dormant. Program shall provide a lawn, which is evenly green and thick and one that does not

promote surge growth or burning. Contractor is responsible for replacement of grass that is damaged due to lack of maintenance. Fertilizers shall be sulfur coated. One pound of total nitrogen shall be applied per 1000 per application. Nitrogen will be in slow-release form. Weed control in turf areas shall be done as needed to maintain a healthy weed free appearance. Pre-emergent herbicides shall be applied in the spring and fall. PH/Fertility testing will be done prior to the spring fertilization to determine nutritional requirements and adjustments needed. Contractor shall submit test results to the Manager.

Fertilization of Shrubs and Trees and Annuals:

Shrubs and trees shall be fertilized twice yearly with a balanced slow-release nitrogen source. Additional micronutrients and added manganese will be applied to palms and magnolias. Plants needing fertilizers and/or minor elements shall be treated as necessary. Applications will be made in March and November. Palms shall be fertilized with palm fertilizer four (4) times per year and treated with fungicide every 90 days. Seasonal annuals will be fertilized on 30-day cycles utilizing water soluble nitrogen.

Playground Areas:

- All playground mulch will be raked out and redistributed monthly to fill holes and voids.
- Each playground will receive a fresh application of Certified Playground Mulch once annually at the discretion of the Manager.
- All playground areas will be weeded a minimum of once monthly.

Storm Damage and Clean Up:

The contractor shall not be responsible for cleaning after or removing the debris or results of damage caused by major flooding or hurricanes as part of this agreement. (Except for normal removal of palm fronds and miscellaneous tree, or shrub debris from storms.) Any and all services not completed due to storm will be credited toward "storm clean up" charges as directed by this contract. Any and all services above and beyond typical weekly/monthly charges due after the credit is applied should be noted on an itemized invoice stating exact service and charges

Quality Control Inspections:

A qualified representative from the Contractor's firm shall accompany the Manager on quality inspections at a minimum of once monthly. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection. A mandatory written report shall be completed monthly outlining the anticipated work schedule for the following month. This report shall include fertilization and pest control schedules as well as special projects needing attention.

Non-Complete:

Contractor will endeavor to complete all services as defined in this scope. Any and all items not completed due to weather, contractor issues, or district requests shall be approved through the operations management team and itemized services will be credited toward another service in this contract. The District management team and contractor will work together in good faith to finalize any and all credited services for the benefit of the neighborhood aesthetics and financial standing.

VERDEGO
LANDSCAPE

Proposal Forms

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Flagler

Before me, the undersigned authority, appeared the affiant, William Genovese, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Dir. of Business Development for VerdeGo LLC ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Anabelle Island Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. 1 dated 7/23/26

Addendum No. 2 dated 7/27/26

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer does not have any right to challenge any matter relating to the Project Manual, including but not limited to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 27th day of July, 2026.

Proposer: VerdeGo LLC
By: _____
Title: Dir. of Business Development

STATE OF Florida
COUNTY OF Flagler

The foregoing instrument was acknowledged before me this 27th day of July, 2026, by William Genovese of VerdeGo LLC, who is personally known to me or who has produced Himself as identification, and did [X] or did not [ ] take the oath.

DENISE TANGUILIG
Notary Public - State of Florida
Commission # HH 318779
My Comm. Expires Nov 9, 2026
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Denise Tanguilig
Commission No.: HH 318779
My Commission Expires: 11/9/26

ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT

FIRST ADDENDUM
TO JUNE 19, 2026, REQUEST FOR PROPOSALS
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

TO: All Respondents

DATE: July 23, 2026

This First Addendum to the Anabelle Island Community Development District ("**District**") Request for Proposals for Landscape & Irrigation Maintenance Services ("RFP") provides answers to clarifying questions received as of July 23, 2026. This First Addendum is hereby incorporated into and made a part of the RFP. In the event of any conflict between the terms of this First Addendum and the RFP or Project Manual, the terms of this First Addendum shall control.

Please acknowledge receipt of this Addendum **within twenty-four (24) hours of receipt** by e-mail only to District Manager, Marilee Giles at mgiles@gmsnf.com, with a copy to the Operations Manager Jay Soriano at jsoriano@gmsnf.com and District Counsel, Lindsay Moczynski at Lindsay@cddlawyers.com.

QUESTIONS

1. ***Is the area around Pond 7 to be maintained and part of the proposal?***

   Answer: Yes. There is also a prominent "enclosed" easement at this pond. We will cut all access easements during the normal cuttings

2. ***Is the area around Pond 9 to be maintained?***

   Answer: Yes. There have been questions about the area behind the homes and vinyl fencing coming from the mailbox area – this area is not to be cut. This area leading up to the pond is a Conservation Easement.

3. ***Is the area around Pond 17 to be maintained?***

   Answer: Yes, the pond bank will be cut. Currently the area is still under development, and we have plenty of access. Once fully developed the easement for access to this pond will be through another development.

4. ***Are there areas along roadways which are considered common areas and will need to be maintained?***

   Answer: There may be additional common areas which will need to be maintained. Please base your proposal on the map that was given as part of this process (also attached here as Exhibit A). Any property that is changed into district common area due to the development will be added in the future as an addendum.

ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT

FIRST ADDENDUM
TO JUNE 19, 2026, REQUEST FOR PROPOSALS
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

Continued from page 1.

5. ***What is the number of irrigation controllers and zones, and is there an irrigation map?***

   Answer: Please see Exhibit B for the records relating to irrigation.

ANY RESPONDENT WISHING TO PROTEST ANY OR ALL OF THE MATTERS CONTAINED OR ADDRESSED IN THIS ADDENDUM SHALL FILE A NOTICE OF PROTEST WITH GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092, ATTENTION: ANABELLE ISLAND CDD, DISTRICT MANAGER, IN WRITING WITHIN SEVENTY-TWO HOURS AFTER ISSUANCE OF THIS ADDENDUM. A FORMAL WRITTEN PROTEST ADEQUATELY DETAILING WITH PARTICULARITY THE FACTS AND LAW UPON WHICH THE PROTEST IS BASED SHALL BE FILED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE NOTICE OF PROTEST IS FILED. FAILURE TO TIMELY FILE A WRITTEN NOTICE OF PROTEST OR FAILURE TO TIMELY FILE A FORMAL WRITTEN PROTEST SHALL CONSTITUTE A WAIVER OF ANY RIGHT TO OBJECT OR PROTEST WITH RESPECT TO THIS ADDENDUM.

Node A
Node B
Node C
Node D
DALLAS CREEK LN
BLOCK TS
IR1.3
IR1.1
93
96
320
322
96
96
218
218
216
218
218
218
220
220

prepared for KB HOME

ANABELLE ISLAND

Clay County, FL

RUSSEL ROAD : LANDSCAPE SET

COMMON AREA IRRIGATION PLAN

REVISIONS

BASHAM & LUCAS DESIGN GROUP, INC.

IR

LANDSCAPE EMBELLLISHED KEY - RUSSELL ROAD E

TREES	CODE	BOTANICAL NAME	COMMON NAME
	LIN6	Lagerstroemia x 'Tuscarora'	Lavender Crape Myrtle
	MGBE	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia
	PDM10	Phoenix dactylifera 'Medjool'	Date Palm
	QV6	Quercus virginiana	Southern Live Oak
PALM TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	SAG	Strelitzia nicolai	Giant Bird of Paradise

MAIN ENTRANCE - CODE TREES MOVED

RIVER BIRCH 2 - MDG CODE TREE 12" CAL.	5
BALD CYPRESS - MDG CODE TREE 5" CAL.	18
SOUTHERN MAGNOLIA - MDG CODE TREE 3" CAL.	13
RED MAPLE - MDG CODE TREE 3" CAL.	13
SHUMARD OAK - MDG CODE TREE	16
RIVER BIRCH - MDG CODE TREE 6" CAL.	23

DALLAS CREEK LN

BLOCK ISLAND PKWY

ALL MDG CODE TREES TO BE PLANTED ON TOP OF BERM

BAHIA SOD

(4,142 sf) BA-SOD

(39) PA

(34) RSK

(38) PA

(62) TVS

(28) PA

(51) RSK

(69) RSK

(37) PA

(76) TVS

TOE OF BERM

ST AUG SOD

(233) JCBP

(125) LSS

(34) AZF

(2) QV6

(3) LIN6

(45) JCP

(134) VWD

(3) QV6

(45) JCP

(3) LIN6

(5,879 sf) STA

(43) TVS

L1.1

RUSSELL ROAD BERMS SHOULD BE SHOWN ON CIVIL

(73) RSK

(51) RSK

(37) PA

PROPOSED 6' HT VINYL FENCE

BAHIA SOD

ALL MDG CODE TREES TO BE PLANTED ON TOP OF BERM

L1.3

18 17 16 15 14 13

218 218 216 218 218 219 220

96 96 96 96

1" = 20' GRAPHIC SCALE

REVISIONS

NO.	DATE	DESCRIPTION	BY

prepared for KB HOME

ANABELLE ISLAND

Clay County, FL

RUSSEL ROAD : LANDSCAPE SET

PLANTING PLAN

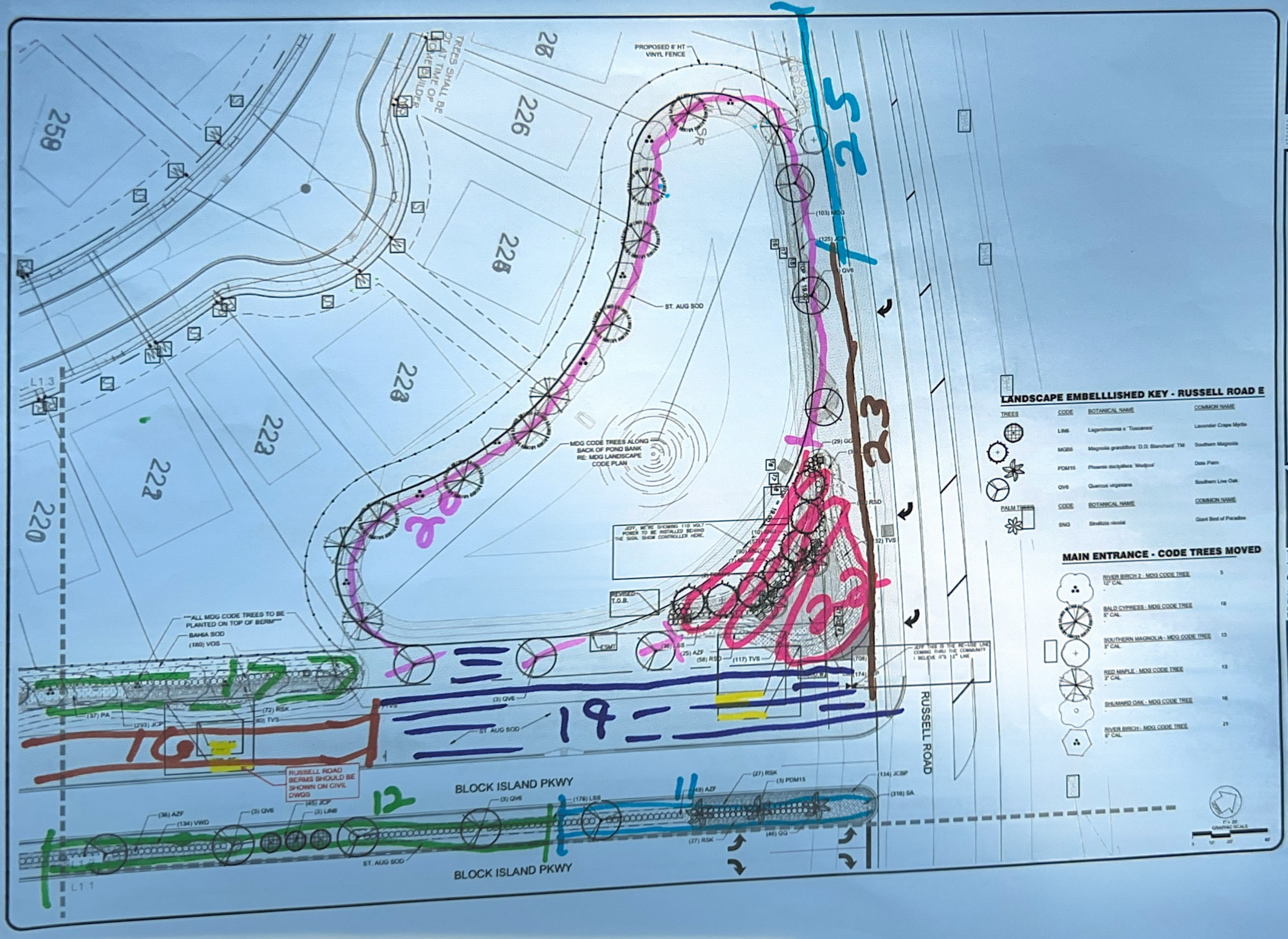
BASHAM & LUCAS DESIGN GROUP, INC.

7643 GATE PARKWAY SUITE 104
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LIC. AA26000356 | LA0000936

DRAWN BY	RES
CHECKED BY	CSD
DATE	07-09-21
JOB NO.	20-84

L1.3

BID SET



LANDSCAPE EMBELLLISHED KEY - RUSSELL ROAD E

TREES	CODE	BOTANICAL NAME	COMMON NAME
	LI6	Lagerstroemia x 'Tuscarora'	Lavender Crape Myrtle
	MGB6	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia
	PDM15	Phoenix dactylifera 'Medjool'	Date Palm
	QV6	Quercus virginiana	Southern Live Oak
PALM TREES	CODE	BOTANICAL NAME	COMMON NAME
	SNG	Strelitzia nicolai	Giant Bird of Paradise

MAIN ENTRANCE - CODE TREES MOVED

RIVER BIRCH 2 - MDG CODE TREE	12" CAL.	5
BALD CYPRESS - MDG CODE TREE	8" CAL.	18
SOUTHERN MAGNOLIA - MDG CODE TREE	3" CAL.	13
RED MAPLE - MDG CODE TREE	3" CAL.	13
SHUMARD OAK - MDG CODE TREE		16
RIVER BIRCH - MDG CODE TREE	6" CAL.	21

1" = 20' GRAPHIC SCALE

REVISIONS

NO.	DATE	DESCRIPTION	BY

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ANABELLE ISLAND

Clay County, FL

RUSSEL ROAD : LANDSCAPE SET

PLANTING PLAN

BASHAM & LUCAS DESIGN GROUP, INC.
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JACKSONVILLE, FLORIDA 32256
(904) 734-2323 • bashamlucas.com
LIC. AA26000516 | LA0000926

DRAWN BY	RES
CHECKED BY	CSD
DATE	07-09-21
JOB NO.	20-84

L1.2

BID SET

REVISIONS

NO.	DATE	DESCRIPTION	BY

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ANABELLE ISLAND

Clay County, FL

RUSSEL ROAD : LANDSCAPE SET

COMMON AREA IRRIGATION PLAN

BASHAM & LUCAS DESIGN GROUP, INC.

7545 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LIC. AA26000566 | LA0000998

DRAWN BY:	CTD
CHECKED BY:	CSD
DATE:	07-09-21
JOB NO.:	20-04

IR1.2

BID SET

GRAPHIC SCALE

IR1.1

BLOCK ISLAND PKWY

BLOCK ISLAND PKWY

RUSSELL ROAD

JEFF, WE'RE SHOWING 110 VOLT POWER TO BE INSTALLED BEHIND THE SIGN. SHOW CONTROLLER HERE.

JEFF THIS IS THE RE-USE LINE COMING THRU THE COMMUNITY I BELIEVE IT'S 12" LINE

TREES SHALL BE AT TIME OF HOME BUILDER

259 226 228 223 222 220

L1.3

12 16 19 13 11

BLOCK ISLAND PKWY

ALL RUSSELL ROAD BERMS SHOULD BE SHOWN ON CIVIL

RUSSELL ROAD

ST. AUG SOD

BAHIA SOD

"ALL MDG CODE TREES TO BE PLANTED ON TOP OF BERM"

MDG CODE TREES ALONG BACK OF POND BANK RE: MDG LANDSCAPE CODE PLAN

PROPOSED 6' HT VINYL FENCE

REVISED T.O.B.

(27) RSK (46) GG (27) MCG (53) JCP (71) RSK (141) JCP (179) VOS (21) MCG (37) PA (58) RSD (3) QVII (31) GG (90) MCG (10) SNG (7) MGB6 (2) PDM15 (57) RE (1) TVS (174) JCP (703) BA (131) TVS (58) RSD (3) LSS (2) AZF (79) JCP (63) MCG (2) QV6 (79) JCP (63) MCG (2) QV6

209 208

LANDSCAPE EMBELLLISHED KEY - RUSSELL ROAD E

TREES	CODE	BOTANICAL NAME	COMMON NAME
	LINS	Lagerstroemia x `Tuscarora`	Lavender Crape Myrtle
	MGB4	Magnolia grandiflora `D.D. Blanchard` TM	Southern Magnolia
	PDM15	Phoenix dactylifera `Medjool`	Date Palm
	QV6	Quercus virginiana	Southern Live Oak
PALM TREES	CODE	BOTANICAL NAME	COMMON NAME
	SNG	Strelitzia nicolai	Giant Bird of Paradise

MAIN ENTRANCE - CODE TREES MOVED

RIVER BIRCH 2 - MDG CODE TREE 12" CAL.	5
BALD CYPRESS - MDG CODE TREE 8" CAL.	15
SOUTHERN MAGNOLIA - MDG CODE TREE 3" CAL.	13
RED MAPLE - MDG CODE TREE 3" CAL.	13
SHUMARD OAK - MDG CODE TREE	15
RIVER BIRCH - MDG CODE TREE 8" CAL.	21

1" = 20'-0"
GRAPHIC SCALE

REVISIONS

prepared for KB HOME

ANABELLE ISLAND

Clay County, FL

RUSSEL ROAD : LANDSCAPE SET

PLANTING PLAN

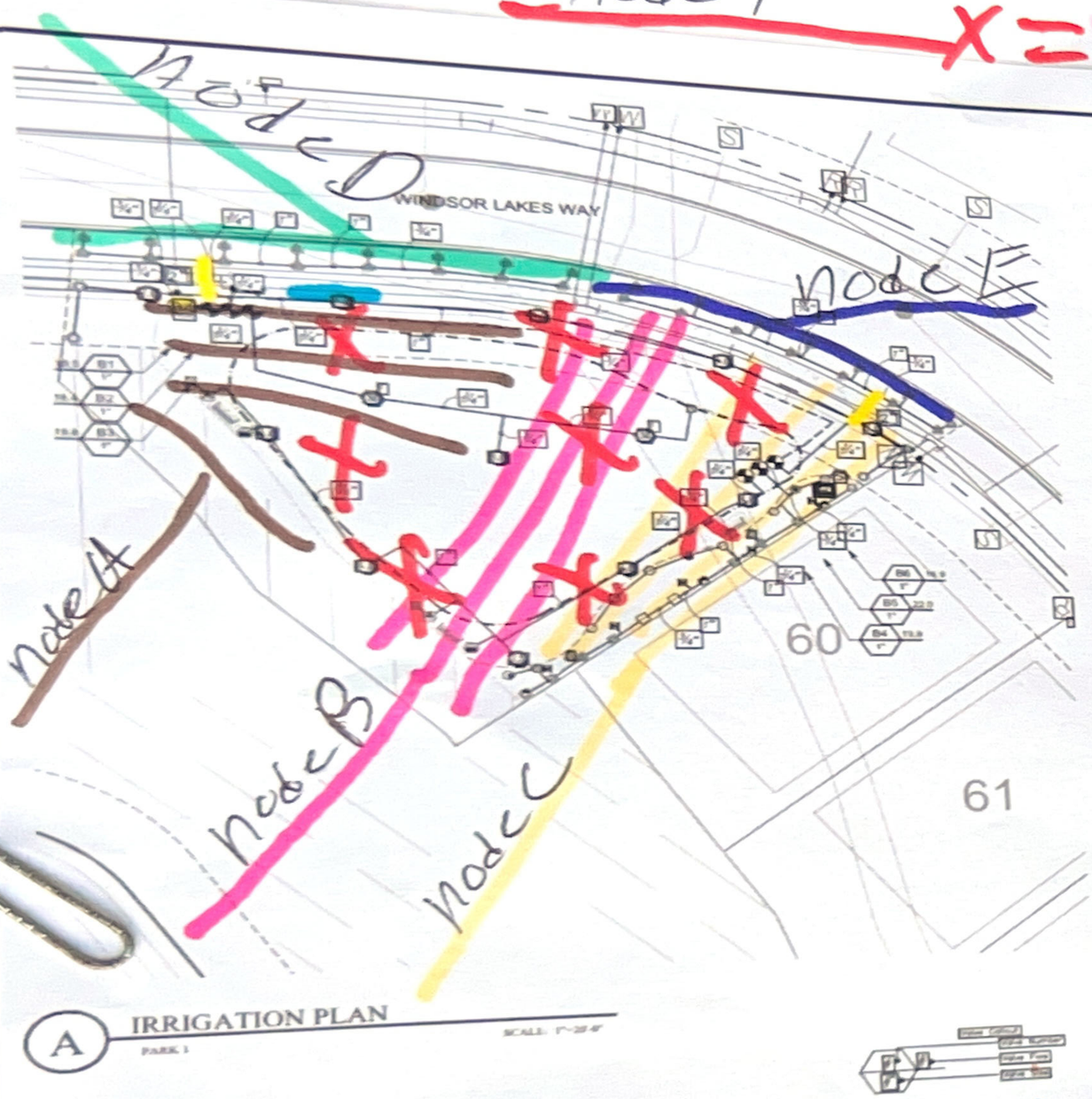
BASHA & LUC
DESIGN GROU
7645 GATE PARKWAY
JACKSONVILLE, FLO
(904) 731-2323 •
LN: AA26000550

DRAWN BY
CHECKED BY
DATE
JOB NO.

L1

node F

X = Tree Bubblers



A IRRIGATION PLAN

PARK 1

SCALE: 1"=20'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Rain Bird RD-06-S-P30-NP 15 Strip Series	7	LCS	30	0.49	4'x15'
	Rain Bird RD-08-S-P30-NP 15 Strip Series	8	RCS	30	0.49	4'x15'
	Rain Bird RD-08-S-P30-NP 15 Strip Series	18	SST	30	1.21	4'x30'
	Rain Bird RD-08-S-P30-NP 8 Series MPR	89	180	30	0.52	8'
	Rain Bird RD-06-S-P30-NP 8 Series MPR	4	90	30	0.26	8'
	Rain Bird RD-06-S-P30-NP 8 Series MPR	2	120	30	0.35	8'
	Rain Bird RD-06-S-P30-NP 10 Series MPR	1	360	30	1.58	10'
	Rain Bird RD-08-S-P30-NP 10 Series MPR	35	180	30	0.79	10'
	Rain Bird RD-06-S-P30-NP 10 Series MPR	1	90	30	0.39	10'
	Rain Bird RD-06-S-P30-NP 10 Series MPR	1	120	30	0.53	10'
	Rain Bird RD-06-S-P30-NP 12 Series MPR	35	180	30	1.30	12'
	Rain Bird RD-06-S-P30-NP 15 Series MPR	17	180	30	1.85	15'
	Rain Bird RD-08-S-P30-NP 15 Series MPR	1	90	30	0.92	15'
	Rain Bird RD-06-S-P30-NP HE-VAN Series	6	Adj	30		8'
	Rain Bird RD-06-S-P30-NP HE-VAN Series	5	Adj	30		10'
	Rain Bird RD-06-S-P30-NP HE-VAN Series	3	Adj	30		12'
	Rain Bird RD-06-S-P30-NP HE-VAN Series	7	Adj	30		15'
	Rain Bird RD-06-S-P30-NP Hunter 5' strip spray	6	LCS	30	0.65	5'x15'
	Rain Bird RD-06-S-P30-NP Hunter 5' strip spray	8	RCS	30	0.65	5'x15'
	Rain Bird RD-06-S-P30-NP Hunter 5' strip spray	46	SST	30	1.30	5'x30'
	Rain Bird RD-12-S-P30-NP 15 Strip Series	4	SST	30	1.21	4'x30'
	Rain Bird RD-12-S-P30-NP 8 Series MPR	22	180	30	0.52	8'
	Rain Bird RD-12-S-P30-NP 8 Series MPR	1	90	30	0.26	8'
	Rain Bird RD-12-S-P30-NP 10 Series MPR	18	180	30	0.79	10'
	Rain Bird RD-12-S-P30-NP 10 Series MPR	1	90	30	0.39	10'
	Rain Bird RD-12-S-P30-NP 12 Series MPR	4	180	30	1.30	12'
	Rain Bird RD-12-S-P30-NP 12 Series MPR	1	90	30	0.65	12'
	Rain Bird RD-12-S-P30-NP 15 Series MPR	4	180	30	1.85	15'
	Rain Bird RD-12-S-P30-NP 15 Series MPR	1	90	30	0.92	15'
	Rain Bird RD-12-S-P30-NP VAN Series	2	Adj	30		8'
	Rain Bird RD-12-S-P30-NP HE-VAN Series	15	Adj	30		8'
	Rain Bird RD-12-S-P30-NP HE-VAN Series	6	Adj	30		10'
	Rain Bird RD-12-S-P30-NP HE-VAN Series	7	Adj	30		12'
	Rain Bird RD-12-S-P30-NP HE-VAN Series	14	Adj	30		15'
	Rain Bird RD-12-S-P30-NP un riser 15 Strip Series	2	RCS	30	0.49	4'x15'
	Rain Bird RD-12-S-P30-NP un riser 15 Strip Series	3	SST	30	1.21	4'x30'
	Rain Bird RD-12-S-P30-NP un riser 8 Series MPR	1	180	30	0.52	8'
	Rain Bird RD-12-S-P30-NP un riser 8 Series MPR	1	90	30	0.26	8'
	Rain Bird RD-12-S-P30-NP un riser 10 Series MPR	5	180	30	0.79	10'
	Rain Bird RD-12-S-P30-NP un riser 12 Series MPR	3	180	30	1.30	12'
	Rain Bird RD-12-S-P30-NP un riser15 Series MPR	3	180	30	1.85	15'
	Rain Bird RD-12-S-P30-NP un riser 15 Series MPR	1	90	30	0.92	15'
	Rain Bird RD-12-S-P30-NP un riser HE-VAN Series	3	Adj	30		8'
	Rain Bird RD-12-S-P30-NP un riser HE-VAN Series	2	Adj	30		10'
	Rain Bird RD-12-S-P30-NP un riser HE-VAN Series	3	LCS	30	0.65	5'x15'
	Rain Bird RD-12-S-P30-NP un riser 5' strip spray	3	RCS	30	0.65	5'x15'
	Rain Bird RD-12-S-P30-NP un riser 5' strip spray	14	SST	30	1.30	5'x30'
	Rain Bird RD-12-S-P30-NP un riser 5' strip spray	2	LCS	40	0.22	5'x15'
	Rain Bird RD-06-S-P45-NP R-VAN Strip	3	RCS	40	0.22	5'x15'
	Rain Bird RD-06-S-P45-NP R-VAN Strip	6	Adj	40		24'
	Rain Bird RD-08-S P45-NP R-VAN 172A	1	Adj	40		14'
	Rain Bird RD-08-S-P45-NP R-VAN14	52	Adj	40		16'
	Rain Bird RD-08-S-P45-NP RVAN16	5 X2	360	30	2 X.50	5'
	Two Rain Bird 1402 bubbler	45 X2	360	30	2 X.12	5'
	Two Rain Bird PCT-01	30 X2	360	30	2 X.25	5'
	Two Rain Bird 1401 bubbler					

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Rain Bird 5004-PC, FC-NP	4	45	2.07	37'
	Rain Bird 5004-PC, FC-NP	1	45	2.51	39'
	Rain Bird 5004-PC, FC-NP	17	45	4.01	42'
	Rain Bird 5004-PC, FC-AP	2	45	5.03	47'
	Rain Bird 5004-PC,FC-MPR-NP	1	45		29'
	Rain Bird 5004-PC,FC-MPR-NP	9	45		39'
	Rain Bird 5004-PC,FC-MPR-NP	7	45		39'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Area to Receive Dripline Rain Bird XFD-09-12 XFD On-Surface Pressure Compensating Landscape Dripline, 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. Install two lines under turf.	65 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB-R in a 12" Purple Valve Box. Install a 1-1/2" PVC ball valve in a 12" Purple Valve Box prior to each group of zones supplied by meter R1.	23
	Rain Bird ESP-WLXME	1
	Rain Bird ESP-BLXME	1
	Rain Bird RSD-BE-x Rain Sensor	2
	Rain Bird 150PESB-R master valve and FS150P flow sensor in separate 12" Purple Valve Boxes.	1
	Reclaim Water Meter 1-1/2" (by others)	1
	Reclaim Water Meter 1" (by others)	1
	Irrigation Lateral Line: PVC Class 200 Purple	7,900 LI
	Irrigation Mainline: PVC Class 200 Purple Install 2-1/2" from meter R1 and 1-1/2" from meter R2	920 LI.
	Pipe Sleeve: PVC Schedule 40	

IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKE OFF

REVISIONS

NO.	DESCRIPTION	BY

ANABELLE ISLAND

Clay County, FL

SANDRIDGE ROAD : LANDSCAPE SET

PARK IRRIGATION PLAN AND NOTES

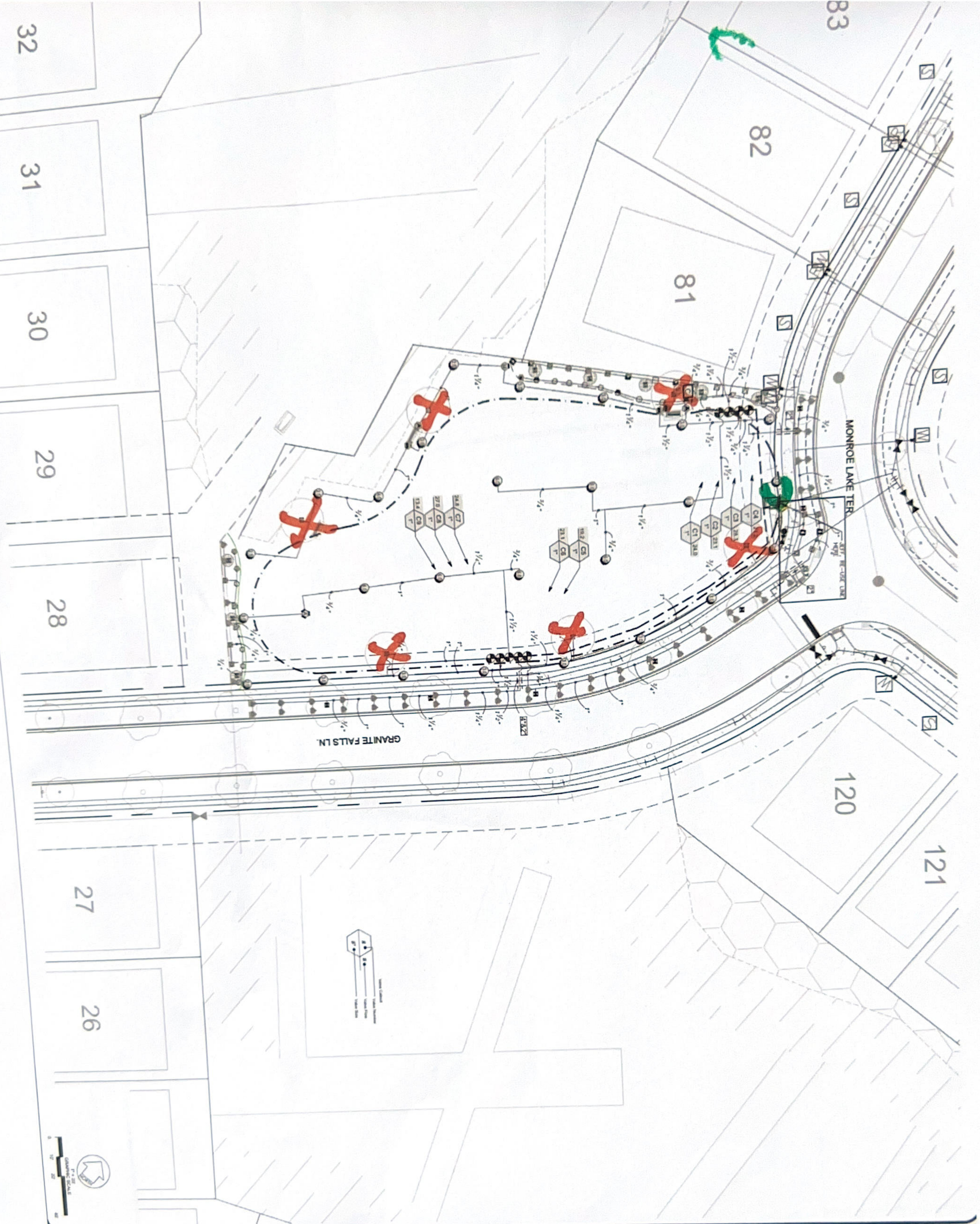
BASHAM & LUCAS DESIGN GROUP, INC.

7643 GATE PARKWAY SUITE 104
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LC No. AA26003586 / LA0001606

Open Microsoft 365 (Office)

IR1.2

1" = 20'
GRAPHIC SCALE



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JACKSONVILLE, FLORIDA 32256
(904) 731-7323 • bashamlucas.com
LIC. AA26000586 | LA0000900

DRAWN BY	CTD
CHECKED BY	CSD
DATE	07-09-21
JOB NO.	20-94

IR1.4

BID SET

prepared for KB HOME

ANABELLE ISLAND

Clay County, FL

RUSSEL ROAD : LANDSCAPE SET

COMMON AREA IRRIGATION PLAN

REVISIONS

ANABELLE ISLAND
COMMUNITY DEVELOPMENT DISTRICT

SECOND ADDENDUM
TO JUNE 19, 2026, REQUEST FOR PROPOSALS
LANDSCAPE & IRRIGATION MAINTENANCE SERVICES

TO: All Respondents

DATE: July 27, 2026

This Second Addendum to the Anabelle Island Community Development District ("**District**") Request for Proposals for Landscape & Irrigation Maintenance Services ("**RFP**") provides answers to clarifying questions received as of July 24, 2026. This Second Addendum is hereby incorporated into and made a part of the RFP. In the event of any conflict between the terms of this Second Addendum and the RFP or Project Manual, the terms of this Second Addendum shall control.

Please acknowledge receipt of this Addendum **within twenty-four (24) hours of receipt** by e-mail only to District Manager, Marilee Giles at mgiles@gmsnf.com, with a copy to the Operations Manager Jay Soriano at jsoriano@gmsnf.com and District Counsel, Lindsay Moczynski at Lindsay@cddlawyers.com.

QUESTIONS

1. ***Could you please confirm the current total Medjool palm count?***

   Answer: There are currently 12 large date palms on property

2. ***Could you please provide the estimated annual flower count?***

   Answer: The RFP calls for 720 total (180 per change out). This can be seen on the additional pricing sheets of the project manual. This is our base for the contracted amount. The district from time to time may ask for additional amounts. This pricing allows us to have an expectation of pricing when that occurs.

3. ***Could you please clarify what the stars shown on the provided site map represent?***

   Answer: The large star is the Amenity Center, the smaller stars are areas that have other structures (picnic tables, bike racks, and/or mailboxes, etc…) In many neighborhoods these areas are more detailed – hedges, trees, annual beds. At the moment these pocket park/amenity areas are not really detailed – there are a few trees and bushes, but the only true extra detail is at the amenity center. However, these are still areas we would like to make sure we are paying extra attention to and will be improved upon (outside of contract) in the future. There is also one area that was not complete when we started this process. It is in the undeveloped area next to pond #14. It now has a mailbox and shade sail structure on it.

ANY RESPONDENT WISHING TO PROTEST ANY OR ALL OF THE MATTERS CONTAINED OR ADDRESSED IN THIS ADDENDUM SHALL FILE A NOTICE OF PROTEST WITH GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092, ATTENTION: ANABELLE ISLAND CDD, DISTRICT MANAGER, IN WRITING WITHIN SEVENTY-TWO HOURS AFTER ISSUANCE OF THIS ADDENDUM. A FORMAL WRITTEN PROTEST ADEQUATELY DETAILING WITH PARTICULARITY THE FACTS AND LAW UPON WHICH THE PROTEST IS BASED SHALL BE FILED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE NOTICE OF PROTEST IS FILED. FAILURE TO TIMELY FILE A WRITTEN NOTICE OF PROTEST OR FAILURE TO TIMELY FILE A FORMAL WRITTEN PROTEST SHALL CONSTITUTE A WAIVER OF ANY RIGHT TO OBJECT OR PROTEST WITH RESPECT TO THIS ADDENDUM.

CONTRACTOR QUALIFICATION STATEMENT

DATE SUBMITTED: June 3, 2026

□ Limited Liability Corp.

1. Proposer: VerdeGo LLC /_/ A Partnership
[Company Name] /_/ A Corporation
/_/ A Subsidiary Corporation

2. Parent Company Name Heartland LLC

3. Parent Company Address:

Street Address 1200 Main Street

P.O. Box (if any)

City Kansas City State MO Zip Code 64105

Telephone 816-683-8698 E-mail:

1st Contact Name Peter Welch Title CFO

2nd Contact Name Title

4. Proposer Company Address (if different):

Street Address 3335 N State Street

P. O. Box (if any) PO Box 789 (for mailing purposes)

City Bunnell State FL Zip Code 32110

Telephone 386-437-3122 Email: bgenovese□ verdego.com

1st Contact Name Bruno Perez Title Dir. of Operations

2nd Contact Name Alan Hall Title V.P. of Operations

5. List the location of the office from which the proposer would perform work for The Crossings at Fleming Island Community Development District:
Street Address 6200 State Road 13

City St Augustine State FL Zip Code 32092

Telephone 904-797-7474 E-mail: bwackes verdego.com

1st Contact Name Bryan Wackes Title Branch Manager

6. Is the Proposer incorporated in the State of Florida? Yes ☐ No____

6.1 If yes, provide the following:

6.1.1 Is the Company in good standing with the Florida Department of State Division of Corporations? Yes ☐ No____

If no, please explain _____

_____

_____

6.1.2 Date incorporated 2005 Charter No. _____

6.2 If no, provide the following:

6.2.1 The State with whom the Proposer company is incorporated? _____

6.2.2 Is the company in good standing with the State? Yes____ No____
In no, please explain _____

_____

6.2.3 Date incorporated _____ Charter No. _____

6.2.4 Is the Proposer company authorized to do business in the State of Florida? Yes____ No____

7. Is the Proposer a registered/licensed Florida contractor? Yes ☐ No_____

7.1 If yes, provide the following:

7.1.1 Type of registration (i.e. certified general contractor, certified electrical contractor, etc.) Certified General Contractor

7.1.2 License No. CGC150752 Expiration Date 08/31/2026

7.1.3 Qualifying individual T.J. McNitt Title President

7.1.1 List company(s) currently qualified under this license _____
VerdeGo LLC

PROPOSAL FORM
SECTION III – EXPERIENCE

- List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (5) years starting with the latest year and ending with the most current year:

2025	$32.38MM
2024	$ 31.44MM
2023	$29.55MM
2022	$ 28.07MM
2021	$ 26.98MM

- Has the Proposer performed work for community development district previously?
  Yes X No ___

- Please provide the following information for 3 communities similar to this property, that your company has been contracted for at least 3 years and are currently being provided by your company. The projects must include irrigation maintenance, fertilization, mowing, pest control, weed control, annual flower installation and mulch applications as well. Attach additional sheets if necessary.

Community Name	**City / County**	**Annual Contract Amount**
Middle Village CDD	Oakleaf	$ 500K +
Contact Name	**Contact Phone/Email**	**Is This Property a CDD (Y/N)**
Jay Soriano	904-562-0249	Yes
Describe the services provided to this community and how it is similar to this property		
All landscape services: mowing, detail, irrigation, fertilization, tree trimming, et.		
Community Name	**City / County**	**Annual Contract Amount**
Double Village CDD	Oakleaf	$ 450K +
Contact Name	**Contact Email**	**Contact Phone**
Jay Soriano	jsoriano@gmsnf.com	904-562-0249
Describe the services provided to this community and how it is similar to this property		
Community Name	**City / County**	**Annual Contract Amount**
Grand Haven CDD	Palm Coast	$ 650K +
Contact Name	**Contact Email**	**Contact Phone**
Barry Kloptosky	bkloptosky@ghcdd.com	386-589-1639
Describe the services provided to this community and how it is similar to this property		
All landscape services: mowing, detail, irrigation, fertilization, tree trimming, et.		

- Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes X No _____ For each such incident, please provide the following information (attach additional sheets as needed):

  Project Name/Location: Trout Creek CDD

  Contact: _____ Contact Phone: _____

  Project Type/Description: Landscape Maintenance Contract

  Dollar Amount of Contract: $350K

  Scope of Services for Project: _____

  All landscape services: mowing, detail, irrigation, fertilization, tree trimming, et.

  Serviced dates: 2021-2024

  Reason for Termination: Project went out to bid and community split contract between 3 vendors.

- Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No X

  If yes, please describe each violation, fine, and resolution _____

  What is the Proposer's current worker compensation rating? _____

  Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No X

  If yes, please describe each incident _____

- Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?
  Yes ___ No X If yes, please provide:

  The names of the entities _____

  The state(s) where barred or suspended _____

The period(s) of debarment or suspension N/A

Also, please explain the basis for any bar or suspension:
N/A

- List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.
N/A

List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.
N/A

OFFICERS

PROPOSER: VerdeGo LLC DATE: June 3, 2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
T.J. McNitt	President	Overall Business Operations	□lagler Beach, □L
Alan Hall	V.P. Operations	□inancials and Operations	Ormond Beach, □L
Bruno Perez	Dir. of Operations	Operations for 3 Branches	Palm Coast, □L
Billy Genovese	Dir. of Business Develpment	Sales	Jacksonville, □L
FOR PARENT COMPANY (if applicable)			
Edward Schatz, Jr	Founder □ CEO		
Peter Welch	Chief Financial Officer		
Alex Buck	Chief Operating Officer		

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: VerdeGo LLC DATE:

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Brian □ ackes	Branch Manager	Operations for our St Augustine Branch				
Josh Clarke	Account Manager	Runs the day to day operations	Bunnell, □L			20 years
Brent Behrens	Irrigation Manager	Runs the day to day irrigation operations	Bunnell, □L			22 years

COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: VerdeGo LLC DATE: _____

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
	See Attached		

VERDEGO LANDSCAPE

EQUIPMENT LIST

BUILT FOR PERFORMANCE. READY TO SERVE.

At VerdeGo Landscape, we invest in top-tier equipment and maintain a modern fleet to ensure reliable service, maximum efficiency, and exceptional results for every community we serve.
The right team. The right equipment. The VerdeGo difference.

QUANTITY	DESCRIPTION	CAPACITY / USE
96	Pickup Trucks	Grounds Maintenance
18	Vans	Irrigation
12	Dump Trucks	Landscaping
42	Utility & Equipment Trailers	Landscaping
67	Commercial Riding Lawn Mowers – 60" Deck	Heavy Mowers
27	Commercial Mowers – 30"	Heavy Mowers
32	Commercial Mowers – 72"	Heavy Mowers
58	Commercial Mowers – 52"	Heavy Mowers
42	Vacuum Blowers – Stihl	Hand Held Equipment
56	Stihl Trimmers	Hand Held Equipment
27	Stihl Edgers	Hand Held Equipment
5	Walk Behind Blower	Heavy Equipment
17	Kubota Tractors	Heavy Equipment
5	Sprayer Gator	Heavy Equipment
4	Aerator	Heavy Equipment

PROFESSIONALLY EQUIPPED

A modern, well-maintained fleet that improves efficiency, safety, and performance.

RELIABLE & READY

Fully maintained and inspected equipment keeps your community looking its best.

BUILT FOR SCALE

The resources and equipment to handle communities of any size with consistency.

COMMITTED TO EXCELLENCE

We continually reinvest in our fleet to deliver the highest standard of care.



THE RIGHT EQUIPMENT. THE RIGHT PEOPLE. EXCEPTIONAL RESULTS.

6200 SR-13 N
St. Augustine, FL 32092
(386) 437-3122
landscape@verdego.com
verdego.com

SWORN STATEMENT UNDER SECTION 287.133(3)(a), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Anabelle Island Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Dir. of Business Dev. for VerdeGo LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 3335 N. State Street, Bunnell, FL 32110

4. Proposer's Federal Employer Identification Number (FEIN) is 27-4398666

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), *Florida Statutes*, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), *Florida Statutes*, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), *Florida Statutes*, means:

   1. A predecessor or successor of a person convicted of a public entity crime; or,

   2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), *Florida Statutes*, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

__X__ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

_____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), *Florida Statutes*, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 27th day of July, 2026.

Proposer: VerdeGo LLC

By: _____

Title: Director of Business Development

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 27th day of July, 2026, by William Genovese, as Dir. of Business Devof VerdeGo LLC, who appeared before me this day in person, and who is either personally known to me, or produced Himself as identification.

DENISE TANGUILIG
Notary Public - State of Florida
Commission # HH 318779
My Comm. Expires Nov 9, 2026
Bonded through National Notary Assn.

(NOTARY SEAL)

_____

NOTARY PUBLIC, STATE OF Florida

Name: Denise Tanguilig

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST, SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST, AND SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Anabelle Island Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Dir. of Business Dev. for VerdeGo LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 3335 N. State Street, Bunnell, FL 32110

4. Proposer's Federal Employer Identification Number (FEIN) is 27-4398666

   (If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, *Florida Statutes*, is ineligible for, and may not proposal bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List, and the Proposer is not engaged in a boycott of Israel.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

[*Signatures of Following Page*]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 27th day of July, 2026.

Proposer: VerdeGo LLC

By: _____

Title: Director of Business Development

STATE OF Florida

COUNTY OF Flagler

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 27th day of July, 2026, by William Genovese, as Dir. of Business Devof VerdeGo LLC, who appeared before me this day in person, and who is either personally known to me, or produced Himself as identification.

DENISE TANGUILIG
Notary Public - State of Florida
Commission # HH 318779
My Comm. Expires Nov 9, 2026
Bonded through National Notary Assn.

(NOTARY SEAL)

_____

NOTARY PUBLIC, STATE OF Florida

Name: Denise Tanguilig

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, William Genovese, as Dir. of Business Dev., on behalf of VerdeGo LLC, a Florida [limited liability company/corporation] ("Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Date: July 27th, 2026

FURTHER AFFIANT SAYETH NAUGHT.

[CONTRACTOR]
By: _____
Name: William Genovese
Title: Director of Business Development
Date: 7/27/26

STATE OF Florida
COUNTY OF Flagler

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by William Genovese, as Dir. of Business Dev., of VerdeGo LLC, who is ☒ personally known to me or ☐ who produced Himself as identification this 27th day of July, 2026.

_____
Notary Public

(Notary Seal)

DENISE TANGUILIG
Notary Public - State of Florida
Commission # HH 318779
My Comm. Expires Nov 9, 2026
Bonded through National Notary Assn.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/26/2026

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	CONTACT NAME: Tasha Felts TIIA	
Brown □ Brown Insurance Services, Inc. 6 Cadillac Drive, Suite 200 Brentwood TN 37027	PHONE (A/C, No, Ext): (615) 385-8283	FAX (A/C, No): (615) 385-8360
	E-MAIL ADDRESS: Tasha.Felts□ bbrown.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Safety National Casualty Corporation	15105
INSURER B : Travelers Property Casualty Company of America	25674
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Verdego, LLC
3335 N State St.
Bunnell FL 32110

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIF□ THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLIC□ PERIOD INDICATED. NOTWITHSTANDING AN□ RE□UIREMENT, TERM OR CONDITION OF AN□ CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MA□ BE ISSUED OR MA□ PERTAIN, THE INSURANCE AFFORDED B□ THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, E□CLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MA□ HAVE BEEN REDUCED B□ 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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLIC□ ☒ PRO-JECT ☐ LOC ☐ OTHER:			GL6677015	04/01/2026	04/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED E□P (Any one person) PERSONAL □ ADV INJUR□ GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY ☒ AN□ AUTO OWNED AUTOS ONL□ HIRED AUTOS ONL□ SCHEDULED AUTOS NON-OWNED AUTOS ONL□			CA6677020	04/01/2026	04/01/2027	COMBINED SINGLE LIMIT (Ea accident) BODIL□ INJUR□ (Per person) BODIL□ INJUR□ (Per accident) PROPERT□ DAMAGE (Per accident)	$ 2,000,000 $ $ $
B	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION $ 10,000			CUP-C5840639-26-NF	04/01/2026	04/01/2027	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N AN□ PROPRIETOR/PARTNER/E□ECUTIVE OFFICER/MEMBER E□CLUDED□ (Mandatory in NH) N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		LDS4069790	04/01/2026	04/01/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLO□EE E.L. DISEASE - POLIC□ LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
B	Inland Marine			4S014177	10/01/2025	10/01/2026	Leased/ Rented Equip Deductible	$200,000 $1,000

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

SAMPLE
CERTIFICATE

CERTIFICATE HOLDER

VERDEGO LLC / VERDEGO LANDSCAPE LLC
PO BO□ 789
3335 N. STATE STREET
BUNNELL FL 32110

CANCELLATION

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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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

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 3.

1 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.)

Verdego, LLC

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☑ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: 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.

☐ Other (see instructions)

4 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.)

3b 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 . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

Po Box 789

6 City, state, and ZIP code

Bunnell, FL 32110

Requester's name and address (optional)

7 List account number(s) here (optional)

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.

Social security number

			–			–				

or

Employer identification number

2	7	–	4	3	9	8	6	6	6

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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.

Sign Here **Signature of U.S. person** Melissa Pelly **Date** 1/7/24

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*.

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

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

MCNITT, TERRY M JR

VERDEGO LLC
39 AUDUBON LANE
FLAGLER BEACH FL 32136

LICENSE NUMBER: CGC1506752

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

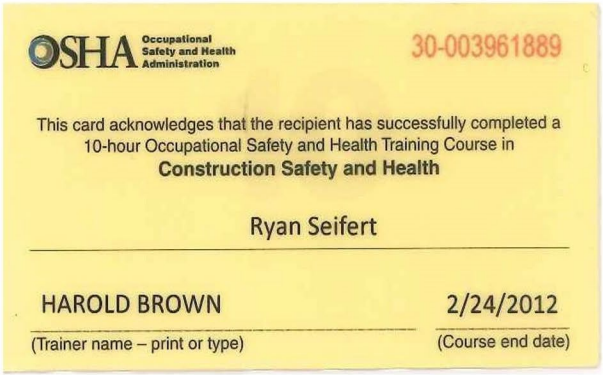
ISSUED: 08/26/2024

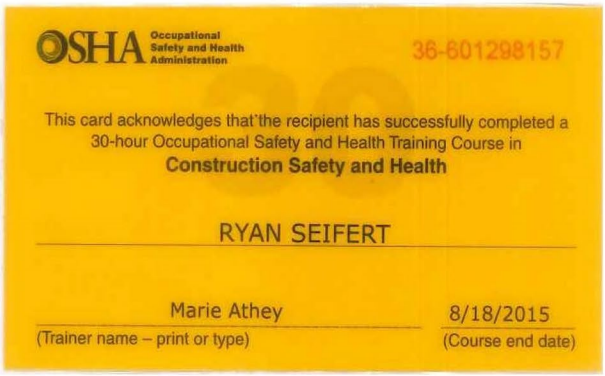
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Certifications & Licenses









Certifications & Licenses









Certifications & Licenses



FLORIDA

GV8442-1
Certificate #

GV8442
Trainee ID #

UF UNIVERSITY of FLORIDA
IFAS Extension

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Bruno Perez

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Donald P. Rainey	J. Sewards	1/28/2010	Heather Ritchie
Issuer	Instructor	Date of Class	DEP Program Administrator

Not valid without seal


VERDEGO
LANDSCAPE
THANK YOU!

F.

2026 LANDSCAPING MAINTENANCE PROPOSAL

yardnique

LANDSCAPING MAINTENANCE

MAINTAIN | ENHANCE | COMMUNICATE

Anabelle Island CDD

2355 Dallas Creek Lane, Green Cove Springs, FL 32043

SUBMITTED TO

Marilee Giles
Anabelle Island CDD

SUBMITTED BY

Gus Samartzis
Yardnique - Jacksonville

DATE SUBMITTED

August 3, 2026

Yardnique - Jacksonville
11323 Distribution Avenue East, Jacksonville, FL 32256
www.yardnique.com

August 3, 2026

Marilee Giles
Anabelle Island CDD
2355 Dallas Creek Lane, Green Cove Springs, FL 32043

Dear Marilee Giles,

On behalf of Yardnique , we are pleased to present this landscape maintenance proposal for Anabelle Island CDD, located at 2355 Dallas Creek Lane, Green Cove Springs, FL 32043. We understand that as a newly established CDD, setting the right foundation for your community's landscape program is essential — and we welcome the opportunity to be your trusted partner from the very beginning. Yardnique brings extensive experience managing CDD and HOA communities throughout Northeast Florida, and we are committed to delivering a high standard of care that reflects the pride and vision of Anabelle Island.

Our proposal outlines a comprehensive, full-service landscape maintenance program tailored to the needs of your community. This program is designed to address all aspects of routine landscape care, ensuring that every common area, entry feature, and maintained corridor is consistently presented at its best. Additionally, please note that Top Choice fire ant control pricing is included within our Agronomy program per your community's scope, applied one time per year, providing proactive pest management as part of your overall landscape health strategy. We also want to bring to your attention that our subcontractor arrived at a different annuals count during their review of the property. We are happy to provide a separate estimate reflecting that count should it be helpful as you finalize your program scope.

We would welcome the opportunity to walk the property together, answer any questions you may have, and discuss how Yardnique can best serve Anabelle Island CDD. Please do not hesitate to reach out at your convenience to schedule a site visit or call. We look forward to the possibility of building a long-term partnership with your community.

Respectfully submitted,

Gus Samartzis

Gus Samartzis
Yardnique

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1. Personnel & Equipment (20 Points Possible)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience (20 Points Possible)

This category addresses past & current record and experience of the proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (15 Points Possible)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity (5 Points Possible)

This category addresses whether the proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District such as audited financial statements, or similar information.

5. Price (25 Points Possible)

A full twenty-five (25) points will be awarded to the proposer submitting the lowest bid for the Contract Amount. AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD AND FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of $210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of $265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). (210,000/265,000) x 25 = 19.81, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a

bid of $425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). (210,000/425,000) x 25 = 12.35, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers

(15 Points Possible)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, as well as unit costs from the additional schedules.

(100 Points Possible)

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida

COUNTY OF Duval

Before me, the undersigned authority, appeared the affiant, Gus Samartzis , and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Regional Sales Leader for ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

Proposer Name Yardnique Inc.

2. I assisted with the preparation of, and have reviewed, the Proposer's proposal ("Proposal") provided in response to the Anabelle Island Community Development District's ("District") request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual's Table of Contents, as well as the receipt of the following Addenda:

Addendum No. 1 7/23/2026

Addendum No. 2 7/27/2026

6. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer does not have any right to challenge any matter relating to the Project Manual, including but not limited to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 3rd day of August, 2026

Proposer: Yardnique Inc.

By: Gus Samartzis

Title: Regional Sales Leader

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 3rd day of August, 2026, by Gus Samartzis of Yardnique, Inc., who is personally known to me and did take the oath.

Notary Public Signature

Notary Public, State of Florida

Print Name: Emily Mckoy

Commission No.: 754940

My Commission Expires: 1/11/2030

PROPOSAL FORM PART I - GENERAL INFORMATION

Proposer Name Yardnique Inc.

Street Address 11323 Distribution Ave. E

City Jacksonville

State FL

Zip Code 32255

Telephone 904-227-2001

Fax no.

1st Contact Name Gus Samartzis

1st Contact Title Regional Sales Leader

2nd Contact Name Emily Mckoy

2nd Contact Title Business Developer

Parent Company Name (if any) Yardnique Inc.

Street Address 11323 Distribution Ave. E

City Jacksonville

State FL

Zip Code 32255

Telephone 904-227-2001

1st Contact Name Emily McKoy

1st Contact Title Business Development Manager

2nd Contact Name Gus Samartzis

2nd Contact Title Director of Operations

Proposer's Corporate Form Corporation

(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Delaware

Date 04/07/2021

Is the Proposer in good standing with that State? Yes X No ___

If no, please explain

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes X No ___

If no, please explain

General Liability $1,000,000

Automobile Liability $1,000,000.00

Workers Compensation $1,000,000

Expiration Date 4/30/2027

Licensure – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

License 1 State Irrigation- SCC131153293

License 2 CPO- JFI89065

License 3 ISA Certified Arborist- FL-6493A

License 4 MOT- 610590

part ii - personnel and equipment

List the location of the Proposer's office, which would perform work for the District.

Street Address 11323 Distribution Ave. E

City Jacksonville

State FL

Zip Code 32255

Telephone 919-388-9879

1st Contact Name Gus Samartzis

1st Contact Name - Title Regional Sales Leader

2nd Contact Name Emily Mckoy

2nd Contact Name - Title Business Developer

Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:

Number of Supervisors 2

Supervisors - days per week onsite 1-2

Number of Technical personnel 2

Technical personnel 8-10 days per month onsite

Number of Laborers 9

Laborers - days per week onsite 1-2

Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.

Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes X No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):

Name Mike Van Trump

Position / Certifications State Irrigation Certification and Trainer

Duties / Responsibilities Compliance and Training

% of Time to Be Dedicated to This Project 15%

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location Turnbull Creek CDD - St. Augustine

Contact: James Schieszer

Contact Phone: 904-759-5833

Project Type/Description: Full Service Maintenance

Duties/Responsibilities: Routine Maintenance

Dollar Amount of Contract: $308,000

Proposer's Scope of Services for Project:

Monthly irrigation and agronomy services for community sub-association, entryways, perimeter grounds, roadways, parks, ponds, and trails

Dates Serviced: 2020-current

Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes X No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):

Subcontractor Name American GroundPro (formerly EZ Mulch)

Street Address 6727 Greenland Industrial Blvd.

City Jacksonville

State FL

Zip Code 32258

Telephone 904-254-5366

1st Contact Name Dick Compton

1st Contact Name - Title Account Manager

Proposed Duties / Responsibilities: Mulch and Pine Straw Supply/Installation

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: ASI Properties

Contact: Jonathan Maceira

Contact Phone: 813-748-0045

Project Type/Description: Mulch Projects

Proposer's Scope of Services for Project

Bi-annual mulching

Dates Serviced Ongoing

Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:

Security Measures Description Line 1

Yardnique Inc. requires applicants, subcontractors, and employees to follow the standards for a complete background check. The company will consider the individual's job duties, among other factors, in determining what constitutes satisfactory completion.

Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.

OFFICERS

PROPOSER: Yardnique Inc.

DATE: 06/11/2026

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Brian Dumont	Founder/President	Executive Oversight	Morrisville, NC
Rob Wood	CFO	Executive Oversight	Morrisville, NC

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Bill Divoli	COO	Executive Oversight	Morrisville, NC

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Joe Chiellini	Founder / VP Florida	Executive Oversight	Tampa	5	3	30
Gus Samartzis	Director of Operations	Operations/Business Development	Georgia	5	16	16
Brian Stephens	Branch Manager	Operations/Leadership	Jacksonville	10	4	30
Dwain Ayres	Account Manager	Client Relations	Jacksonville	15/4	5	15
Orianna Micacchioni	Account Manager	Client Relations/Production	Jacksonville	20/4	3	9
Robert Tabone	Agronomy Manager	Fertilization Oversight	Multiple	10/1	5	30
Mike Van Trump	State Irrigation Manager	Irrigation Oversight	Multiple	10/2	3	35

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
4	Super Duty Trucks	4	Jacksonville
2	F450 or larger	1	Jacksonville
4	Open/Closed Trailers	1	Jacksonville
2	Spray Trucks	12	Jacksonville
2	Ride-on Spreaders	12	Jacksonville
3	72" Mowers	1	Jacksonville
2	60" Mowers	1	Jacksonville

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
20	Field Equipment - Hand Operated	1	Jacksonville

PROPOSAL FORM PART III - EXPERIENCE

Has the Proposer performed work for a community development district previously? Yes X No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: Turnbull Creek CDD - St. Augustine

Contact: James Schieszer

Contact Phone: 904-759-5833

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: $308,000

Scope of Services for Project:

Monthly irrigation and agronomy services for community sub-association, entryways, perimeter grounds, roadways, parks, ponds, and trails

Dates Serviced: 2020-current

List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years starting with the latest year and ending with the most current year:

2025 = 172,272,581

2024 = 152,818,163

2023 = 125,701,726

Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.

Project Name/Location: Hunter Creek Community Associatoin

Contact: Seth Emmons

Contact Phone: 407-240-6000

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: $1.4M

How was the project similar to this project?

Large scale property with open space, common areas, including high traffic both foot and vehicular

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Monthly irrigation and agronomy services for community sub-association, entryways, perimeter grounds, roadways, parks,

ponds, and trails

List of equipment used on site: See separate equipment list included in this proposal.

List of subcontractors used: American GroundPro

Is this a current contract? Yes ___ No ___ Yes

Duration of contract: 2020-current

Project Name/Location Gramercy Woods

Contact Judy Rycraft

Contact Phone 904-673-9790

Project Type/Description Full Service Maintenance

Dollar Amount of Contract $190K

How was the project similar to this project? Same scope of services, but 1/3 the size

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.)

Monthly irrigation and agronomy services for community sub-association, entryways, perimeter grounds, roadways, parks, ponds, and trails

List of equipment used on site See separate equipment list included in this proposal

List of subcontractors used N/A

Is this a current contract? Yes ___ No ___ Yes

Duration of contract 2019-current

Project Name/Location Del Webb Heartwood

Contact Lisa Moore

Contact Phone 912-244-8848

Project Type/Description Full Service Maintenance

Dollar Amount of Contract $500K+

How was the project similar to this project?

Routine maintenance of all common areas, roadways, amenities, ponds, trails to include irrigation and agronomic services.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.):

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.)

Monthly irrigation and agronomy services for community sub-association, entryways, perimeter grounds, roadways, parks, ponds, and trails

List of equipment used on site See separate equipment list included in this proposal.

List of subcontractors used N/A

Is this a current contract? Yes ___ No ___ Yes

Duration of contract 2025-current

Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years?

Yes X

No

For each such incident, please provide the following information (attach additional sheets as needed):

Project Name/Location: Silver Meadows HOA

Contact: Chasey Polatas

Contact Phone: 904-945-8955

Project Type/Description: Full Service Maintenance

Dollar Amount of Contract: $81K

Scope of Services for Project:

Monthly irrigation and agronomy services for community sub-association, entryways, perimeter grounds, roadways, parks, ponds, and trails

Dates Serviced: 2024-2025

Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No X

If yes, please describe each violation, fine, and resolution

N/A

If yes, please describe each violation, fine, and resolution (continued)

N/A

What is the Proposer's current worker compensation rating? 1.13

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No X

If yes, please describe each incident

N/A

If yes, please describe each incident (continued)

N/A

Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?

Yes ___ No X If yes, please provide:

The names of the entities N/A

The state(s) where barred or suspended N/A

The period(s) of debarment or suspension N/A

Also, please explain the basis for any bar or suspension:

List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.

Governmental enforcement actions (line 1) N/A

List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.

Litigation details line 1

Floralawn vs. Plexus Capital LLC and Yard-nique Inc. (5/2024) Litigation is against the parent company and not directly associated with the local branch.

Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes ☐ No X If yes, provide the following:

Identify the Case # and Tribunal: N/A

Describe the Nature of the Action:

N/A

Nature of the Action line 2

N/A

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

Role and Status/Resolution line 1 N/A

Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes ☐ No X If yes, please explain:

Explanation line N/A

Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes ☐ No X If yes, please explain:

Explanation line 1 N/A

PRICE PROPOSAL

PROPOSAL FORM PART IV – PRICING

Anabelle Island CDD

DESCRIPTION	AMOUNT
October 1, 2026 thru September 30, 2027	
Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)	
1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$32,933
2. Pruning (Shrubs and Trees)	$49,400
3. Palm Pruning	$1,320
5. Pesticide/Fertilization Application	$15,573
6. Irrigation Inspections and Repairs	$9,420
7. Mulch Installation	$32,500
8. Annual Flower Rotation	$2,217
9. Certified Playground Mulch Maintenance and Replenishment	$19,000
Total Proposal Price (Items 1-9)	$162,363

PROPOSAL SUMMARY BY MONTH (REFLECT SEASONAL VARIATIONS BY MONTH)

DESCRIPTION	AMOUNT
October	$13,531
November	$13,531
December	$13,531
January	$13,531
February	$13,531
March	$13,531
April	$13,531
May	$13,531
June	$13,531
July	$13,531
August	$13,531
September	$13,531

PROPOSAL PRICING

DESCRIPTION	AMOUNT
October 1, 2027 through September 30, 2028	
Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)	
1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, trash collection, policing, blowing and weeding of turf.	$32,933
2. Pruning (Shrubs and Trees)	$49,400
3. Palm Pruning	$1,320
4. Cleaning litter, bogus signs	Included in General Maintenance pricing above
5. Pesticide/Fertilization Application	$15,573
6. Irrigation Inspections and Repairs	$9,420
7. Mulch Installation	$32,500
8. Annual Flower Rotation	$2,217
9. Certified Playground Mulch Maintenance and Replenishment	$19,000
Total Proposal Price (Items 1-9)	$162,363

PROPOSAL SUMMARY BY MONTH (REFLECT SEASONAL VARIATIONS BY MONTH)

DESCRIPTION	AMOUNT
October	$13,531
November	$13,531
December	$13,531
January	$13,531
February	$13,531
March	$13,531
April	$13,531
May	$13,531
June	$13,531
July	$13,531
August	$13,531
September	$13,531

PROPOSAL PRICING

DESCRIPTION	AMOUNT
October 1, 2028 through September 31, 2029	
Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)	
1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$32,920
2. Pruning (Shrubs and Trees)	$50,882
3. Palm Pruning	$1,360
4. Cleaning litter, bogus signs	Included in General Maintenance pricing above
5. Pesticide/Fertilization Application	$16,040
6. Irrigation Inspections and Repairs	$9,703
7. Mulch Installation	$33,475
8. Annual Flower Rotation	$2,283
9. Certified Playground Mulch Maintenance and Replenishment	$18,570
Total Proposal Price (Items 1-9)	$165,233

PROPOSAL SUMMARY BY MONTH (REFLECT SEASONAL VARIATIONS BY MONTH)

DESCRIPTION	AMOUNT
October	$13,769
November	$13,769
December	$13,769
January	$13,769
February	$13,769
March	$13,769
April	$13,769
May	$13,769
June	$13,769
July	$13,769
August	$13,769
September	$13,769

PROPOSAL PRICING

DESCRIPTION	AMOUNT
October 1, 2029 through September 30, 2030	
Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)	
1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$32,920
2. Pruning (Shrubs and Trees)	$50,882
3. Palm Pruning	$1,360
4. Cleaning litter, bogus signs	Included in General Maintenance pricing above
5. Pesticide/Fertilization Application	$16,040
6. Irrigation Inspections and Repairs	$9,703
7. Mulch Installation	$33,475
8. Annual Flower Rotation	$2,283
9. Certified Playground Mulch Maintenance and Replenishment	$18,570
Total Proposal Price (Items 1-9)	$165,233

PROPOSAL SUMMARY BY MONTH (REFLECT SEASONAL VARIATIONS BY MONTH)

DESCRIPTION	AMOUNT
October	$13,769
November	$13,769
December	$13,769
January	$13,769
February	$13,769
March	$13,769
April	$13,769
May	$13,769
June	$13,769
July	$13,769
August	$13,769
September	$13,769

PROPOSAL PRICING

DESCRIPTION	AMOUNT
October 1, 2030 through September 30, 2031	
Item No. and Description (Refer to detailed Specifications and Maintenance Map for Descriptions)	
1. Mowing (Amenity Center, Roadways)-Edging, weed-eating, weeding of beds, blowing and weeding of turf.	$32,920
2. Pruning (Shrubs and Trees)	$50,882
3. Palm Pruning	$1,360
4. Cleaning litter, bogus signs	Included in General Maintenance pricing above
5. Pesticide/Fertilization Application	$16,040
6. Irrigation Inspections and Repairs	$9,703
7. Mulch Installation	$33,475
8. Annual Flower Rotation	$2,283
9. Certified Playground Mulch Maintenance and Replenishment	$18,570
Total Proposal Price (Items 1-9)	$165,233

PROPOSAL SUMMARY BY MONTH (REFLECT SEASONAL VARIATIONS BY MONTH)

DESCRIPTION	AMOUNT
October	$13,769
November	$13,769
December	$13,769
January	$13,769
February	$13,769
March	$13,769
April	$13,769
May	$13,769
June	$13,769
July	$13,769
August	$13,769
September	$13,769

Please provide prices for the following items. Some items require a unit price while others require a unit price and total. On these items a specific number of units has been indicated. This is what is required to complete job to contractual specifications and should be bid accordingly.

SOD/SEED/MULCH:

DESCRIPTION	UNIT PRICE	TOTAL COST
Sodded Argentine Bahia Lawn, SF Stripped and Installed	$3	
Sodded St Augustine Lawn, SF Stripped and Installed	$3	
Pine Straw *per bale	$8	
3" Deep Pine Bark (2 x annually) 250 C/Y per application	$65	$16,250
3" Deep Cert. Playground Mulch (per specs.) 200 C/Y per application	$95	$19,000
St. Augustine (stripped and laid)	$2	
* Pine straw bales may be traded off as credit for pine bark mulch		

SHRUBS/TREES:

DESCRIPTION	UNIT PRICE	TOTAL COST
1 Gallon plants 160	TBD (Due to regular market changes)	TBD
3 Gallon plants 80	TBD (Due to regular market changes)	TBD
Agapanthus (1Gal)	$13	
Azalea (3 Gal)	$82	
Ligustrum (3 Gal)	$24	
Loropetalum (3 Gal)	$75	
Lantana (1 Gal)	$13	
Holly (3 Gal)	$29	
Ligustrum Tree (8X8)- Installed/Guaranteed 1 year	$1,500	
Crape Myrtle (100 Gal) - Installed/Guaranteed 1 year	$1,615	
Loblolly Pine (30 Gal) - Installed/Guaranteed 1 year	$575	
Southern Magnolia 6" Cal. – 20' OA- Installed/Guaranteed 1 year	TBD (Due to regular market changes)	
Live Oak 6" Cal. – 22' OA- Installed/Guaranteed 1 year	TBD (Due to regular market changes)	

FLOWERS:

DESCRIPTION	UNIT PRICE	TOTAL COST
Annuals (4" pots) including installation	$3	
Flowers for Change Outs (4 x annually) 180 per change out - Unit Price	$3	$2,217

PEST/WEED/FERTILIZER:

DESCRIPTION	UNIT PRICE	TOTAL COST
Top Choice Application (per AC)	$440	$2,860
St. Augustine Fertilization (per Sq. ft)	$3	TBD
Shrub Fertilization (8-10-10 with micronutrients) (per Sq. ft)	$3	TBD
Tree fertilization (14-14-14 with micronutrients) ((per Sq. ft))	$3	TBD
Palms (High Manganese Combo)	$125	$3,000

IRRIGATION:

DESCRIPTION	TOTAL COST
A. Rainbird ESP 32 (Model # LXME2)	$1,568
B. Hunter ICC (Model # I2CS800PL)	$954
C. Hunter ACC 2 Wire (16 Station Module ($675 each))	$2,720

PLEASE PROVIDE RATES FOR THE FOLLOWING:

DESCRIPTION	RATE	UNIT
A. Mowers	$55	/per acre
B. Bush Hog	$125	/per hour
C. Tractor	$95	/per hour
D. Supervisor with Transportation	$75	/per hour
E. Laborer with Hand Equipment	$55	/per hour
F. Truck	$55	/per hour
G. Irrigation Tech Labor Rate	$105	/per hour

- A. Tractor - Rate /per hour
- B. Laborer w/ hand equipment - Rate /per hour
- C. Supervisor - Rate /per hour
- D. Truck - Rate /per hour

These prices are informational only and NOT to be included in the Grand Total

PROPOSAL FORM

NOTARY & SWORN STATEMENTS

LEGAL AUTHORITY FOR SIGNATURE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form on behalf of ("Proposer") and declare that I have read the foregoing Proposal Form and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 3rd day of August 2026. _____

Proposer: Yardnique, Inc.

By: Gus Samartzis

Title: Regional Sales Leader

STATE OF FL

COUNTY OF Duval

The foregoing instrument was sworn and subscribed before me this 3rd day of August, 2026. by Gus Samartzis of Yardnique, who is personally known to me and did take the oath.

Notary Signature _____



Notary Public, State of Florida

Print Name: Emily Mckoy

Commission No.: HH 754940

My Commission Expires: 1/11/2030

PROPOSAL FORM

NOTARY & SWORN STATEMENTS

SWORN STATEMENT UNDER SECTION 287.133.(3)(A), FLORIDA STATUTES, REGARDING PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Anabelle Island Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Regional Sales Leader for Yardnique ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 11323 Distribution Avenue East, Jacksonville, FL 32256 .

4. Proposer's Federal Employer Identification Number (FEIN) is 86-3412476 .

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement:)

5. I understand that a "public entity crime" as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Section 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Section 287.133(1)(a), Florida Statutes, means:

1. A predecessor or successor of a person convicted of a public entity crime; or,

2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Please indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989. X

The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

[Signatures of Following Page]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 3rd day of August, 2026.

Proposer: Yardnique

By: Gus Samartzis

Title: Regional Sales Leader

STATE OF FL

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of online notarization, this 3rd day of August, 2026, by Gus Samartzis, as Regional Sales Leader of Yardnique, who appeared before me this day in person, and who is personally known to me.

Notary Signature Emily Mckoy

NOTARY PUBLIC, STATE OF FL

Name: Emily Mckoy

(NOTARY SEAL)



(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), FLORIDA STATUTES, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST, SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN TERRORISM SECTORS LIST, AND SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Anabelle Island Community Development District ("District").

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Regional Sales Leader for Yardnique ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is: 11323 Distribution Avenue East, Jacksonville, FL 32256 .

4. Proposer's Federal Employer Identification Number (FEIN) is: 86-3412476

(If the Proposer has no FEIN, include the Social Security Number of the individual signing this sworn statement :)

5. I understand that, subject to limited exemptions, Section 287.135, Florida Statutes, declares a company that at the time of proposing or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, created pursuant to Section 215.473, Florida Statutes, is ineligible for, and may not proposal bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies With Activities In The Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List, and the Proposer is not engaged in a boycott of Israel.

7. If awarded the contract, the Proposer will immediately notify the District in writing if either the entity, or any of its officers, directors, executives, partners, shareholders, members, or agents, is placed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies With Activities In The Iran Terrorism Sectors List.

[Signatures of Following Page]

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement and all of the information provided is true and correct.

Dated this 3rd day of August, 2026. _____

Proposer: Yardnique

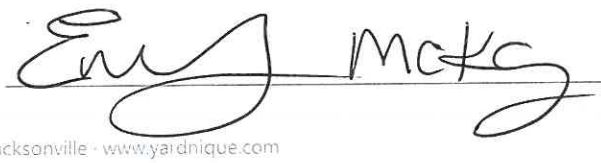
By: Gus Samartzis

Title: Regional Sales Leader

STATE OF FL

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of online notarization, this 3rd day of August, 2026, by Gus Samartzis, as Regional Sales Leader of Yardnique, who appeared before me this day in person, and who is personally known to me.

Notary Signature 

NOTARY PUBLIC, STATE OF FL

(NOTARY SEAL)

Name: Emily Mckoy

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



PROPOSAL FORM

NOTARY & SWORN STATEMENTS

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Gus Samartzis, as Regional Sales Leader, on behalf of Yardnique, a Florida [limited liability company/corporation] ("Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), Florida Statutes.

3. More particularly, the Contractor does not participate in any of the following actions:

(a)Using or threatening to use physical force against any person;

(b)Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

(c)Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

(d)Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

(e)Causing or threatening to cause financial harm to any person;

(f) Enticing or luring any person by fraud or deceit; or

(g)Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Date August 3, 2026

FURTHER AFFIANT SAYETH NAUGHT.

[CONTRACTOR]

By Yardnique

Name Gus Samartzis

Title Regional Sales Leader

Date 8/3/2026

NOTARIZATION

STATE OF FL

COUNTY OF Duval

SWORN TO AND SUBSCRIBED before me by means of remote notarization by Gus Samartzis, as Regional Sales Leader, who is personally known to me this 3rdday of August, 2026.

(Notary Seal)

Notary Public Emily Mckoy

EMILY MCKOY
MY COMMISSION # HH 754940
EXPIRES: January 11, 2030

Local Accountability. Broader Bench Strength.

Yardnique - Jacksonville supports Anabelle Island CDD with a local management team that knows the property, backed by a deeper bench of operational, irrigation, agronomic, and leadership resources across the broader organization. That structure gives Anabelle Island CDD responsive day-to-day service, stronger specialty support, and the stability to sustain quality over the long term.

Local Accountability

"Dedicated local leaders and field managers stay close to Anabelle Island CDD, service standards, and client communication."

Specialist Depth

"Irrigation, agronomics, production, and account-management expertise are available beyond the core crew when Anabelle Island CDD needs added support."

Reliable Coverage

"Yardnique - Jacksonville's broader operating structure helps maintain continuity, response capacity, and consistent service delivery across changing conditions."

Financial Stability

"Scaled organizational backing and continued investment in people, equipment, and systems support long-term partnership confidence."

What this means for Anabelle Island CDD

One team accountable
A named local leader owns the outcome on your property, start to finish.

Depth on call
Irrigation, agronomy, and enhancement specialists step in exactly when needed.

Built to last
The financial stability to invest in your property season after season.

WHAT THIS MEANS FOR

Anabelle Island CDD

For Anabelle Island CDD, that broader organizational strength translates into responsive local oversight, deeper specialty support, and the operational continuity needed to maintain quality across the full landscape program. It means faster access to the right resources, clearer accountability, and a service structure built to support both day-to-day expectations and long-term property goals.

Experienced Leadership

Backed by a deep management bench with expertise in operations, irrigation, agronomics, and HOA landscape service execution.

Property-Specific Oversight

A dedicated operations structure supports consistent quality control, site accountability, and faster follow-through on community priorities.

Proactive Communication

Clear reporting, scheduled reviews, and responsive follow-up help management and board members stay informed without chasing updates.

Stronger Irrigation Performance

Routine monitoring, inspections, and targeted corrective action support healthier turf, better plant performance, and reduced waste.

Reduced Service Friction

Structured work-order handling and a defined escalation path help resolve routine issues efficiently and reduce repeat concerns over time.

Long-Term Community Value

Consistent maintenance, enhancement planning, and data-informed site review help protect curb appeal and support resident satisfaction.

SERVICE PERFORMANCE COMMITMENTS

148

AVG. MONTHLY WORK ORDERS

Sustained volume handled over the last 17 months.

1 Day

WORK-ORDER ACKNOWLEDGMENT

Every request confirmed within one business day.

3–5 Days

ROUTINE RESOLUTION

Routine requests closed in three to five business days.

4 Hrs

MANAGER RESPONSE

Account-manager reply within four business hours.

ACCOUNTABILITY & IMPROVEMENT TARGETS

15%

YEAR-ONE REDUCTION GOAL

Fewer work orders by end of contract year one.

10%

YEAR-TWO REDUCTION GOAL

Additional reduction by end of year two.

Weekly

MANAGER CHECK-INS

Standing meetings with the community manager.

Monthly

COMMITTEE REPORTING

Grounds committee attendance and updates.

Submit	Acknowledge	Resolve	Report	Review
AS NEEDED	1 BUSINESS DAY	3–5 BUSINESS DAYS	MONTHLY	ANNUAL SUMMARY

PART OF THE YARDNIQUE FAMILY OF COMPANIES

Who We Are

Locally managed, hands-on service backed by the operational depth, specialist resources, and financial stability of a broader family of companies. That structure gives clients responsive day-to-day support, stronger continuity, and the confidence of a long-term landscape partner.

Local Accountability

A local branch team is on your property and answerable for results — not a distant call center.

Operational Depth

Field crews, irrigation technicians, and agronomic specialists share resources across the region, so your site is never dependent on a single person.

Financial Strength

The backing of a larger organization means stable staffing, modern equipment, and the ability to invest in your property for the long term.

Purchasing Power

Regional scale lowers material and equipment cost and speeds access to plants, mulch, and irrigation parts.

Shared Standards

Consistent training, safety, and quality standards are applied company-wide and audited locally.

Florida-Specific Expertise

Teams trained on Florida turf, palms, and ornamentals, and current on regional water restrictions, fertilizer ordinances, and storm-season demands.

OUR STORY

Yardnique - Jacksonville began as a local Florida landscaping company built on a simple promise: show up, do quality work, and stand behind it. Today we care for commercial properties and communities across Central and Gulf Coast Florida with that same hands-on attention — now strengthened by the resources and shared standards of the Yardnique family of companies. The result is a partner equipped to invest in your property for the long term, while the local people who know your site stay close by.

WHAT THIS MEANS FOR YOU

- Responsive local crews who know your property and own the outcome — answers come from people nearby, not a call queue.
- One partner for maintenance, irrigation, enhancements, and agronomy, so services stay coordinated as your site's needs change.
- A financially steady partner that keeps crews, equipment, and schedules consistent through every season.
- Regional buying power and proven processes that help hold down cost and reduce day-to-day risk.

Enhancing landscapes and lives across Central and Gulf Coast Florida.

KEY STAFFING & RESPONSIBILITIES

1	1-2	60	4-5	2	2
TEAM(S)	DAY(S)	HOURS	# OF CREW MEMBERS PER TEAM	MANAGERS	TECHNICIANS

Branch Manager

- Provides overall leadership and accountability for branch operations and performance
- Oversees production, staffing, safety, and financial objectives within the branch
- Supports Production and Account Management teams with direction and resources
- Reviews operational metrics, budgets, and service outcomes to drive continuous improvement
- Serves as an escalation point for operational and client-related matters
- Ensures compliance with all regulatory, licensing, and safety requirements
- Promotes team development, retention, and a culture of professionalism and accountability

Account Manager

- Serves as the primary point of contact for assigned HOA and CDD communities
- Maintains regular communication with Boards, Community Managers, and stakeholders
- Conducts routine site inspections to verify service quality and contract compliance
- Coordinates with Production and Specialty Service teams to address property needs
- Manages service requests, proposals, and scope adjustments as required
- Proactively identifies issues and implements corrective actions
- Supports budget planning, enhancements, and long-term landscape planning
- Ensures timely response and resolution to client concerns

Agronomic / Horticulture Technician

- Oversees turf and shrub fertilization programs
- Implements Integrated Pest Management (IPM) practices
- Monitors pest populations and plant health
- Applies treatments under Site Manager direction
- Licensed and certified by the State of Florida
- Maintains application logs, MSDS, and label records

Irrigation Manager

- Inspects and monitors all irrigation systems in accordance with the SOW
- Performs routine zone checks, head adjustments, and controller programming
- Identifies leaks, coverage deficiencies, and hydraulic issues
- Coordinates repairs to minimize turf stress and water waste
- Ensures compliance with local watering restrictions and BMP guidelines
- Provides documentation and reporting of system performance when requested

Production Manager

- Oversees daily field operations to ensure all contracted services are delivered on schedule
- Monitors work quality across all assigned properties and enforces ASI service standards
- Supports Crew Foremen with direction, training, and real-time problem resolution
- Ensures compliance with safety protocols, BMP guidelines, and company policies
- Responds promptly to operational issues to minimize service disruptions

Foreman / Detail & Turf Maintenance

- Conducts jobsite walkthroughs to verify quality and completeness
- Enforces safety standards, PPE use, and company policies
- Performs mowing, edging, trimming, and detailed landscape maintenance
- Maintains turf heights, bed lines, and hardscape edges to specification
- Monitors landscape conditions and reports deficiencies to supervision
- Supports seasonal maintenance needs including debris cleanup and storm recovery
- Maintains safe work practices around pedestrians, vehicles, and amenities
- Contributes to consistent service quality through assigned routes and properties

Service hours, crew sizes, and weekly man-hours vary by season (summer vs. winter) and are set by site size, detail level, growth rates, and weather. Yardnique - Jacksonville may adjust crew composition, visit duration, and schedules to maintain the specified level of service — total contract value and scope of work remain unchanged.

SAFETY TRAINING & CREW QUALIFICATION

Every new team member completes a mandatory safety orientation at our Yardnique - Jacksonville office before being assigned to a production crew. No employee operates powered equipment on your property until they have been trained on it, evaluated on it, and cleared by a supervisor.

Orientation covers company safety policy, personal protective equipment, jobsite and pedestrian awareness, vehicle and trailer safety, and heat illness prevention. Instruction is hands-on: each employee is walked through pre-operation inspection, starting and shutdown, safe operating position, and shutdown-before-service for every machine they will touch. The placards below summarize the operating standards taught for each equipment class.

EQUIPMENT OPERATING STANDARDS

HAND TOOLS & MANUAL EDGERS

- DO Inspect handles and heads for cracks before each use.
- DO Cut away from the body; maintain clear footing and spacing.
- NO Never carry tools blade-up or leave them on walkways.

STICK EDGERS & STRING TRIMMERS

- DO Wear eye and face protection plus hearing protection.
- DO Keep guards installed; edge with discharge away from traffic.
- NO Never trim against trunks, meters, or irrigation heads.

BACKPACK & HANDHELD BLOWERS

- DO Direct discharge away from people, vehicles, and open water.
- DO Blow debris to the interior of the site, then collect.
- NO Never blow clippings into streets, drains, or ponds.

WALK-BEHIND MOWERS

- DO Mow across slopes; keep both hands on the control bar.
- DO Stop the blade and kill the engine before clearing a deck.
- NO Never bypass the operator presence control.

RIDE-ON & ZERO-TURN MOWERS

- DO Complete a walk of the area for debris before the first pass.
- DO Reduce speed on turns, slopes, wet turf, and near curbs.
- NO Never operate on grades beyond the machine's rating.

FUELING & TRANSPORT

- DO Refuel on a cool engine, on level ground, off turf.
- DO Secure every machine with straps before the trailer moves.
- NO Never leave a ramp down or a machine unchocked.

PERSONAL PROTECTIVE EQUIPMENT

- DO Eye protection, hearing protection, gloves, and high-visibility shirts are issued at hire and replaced at no cost to the employee.
- DO Steel-toe or composite-toe footwear required for all mowing and equipment operation.
- NO Never operate without required PPE, regardless of task duration.

JOBSITE & PEDESTRIAN AWARENESS

- DO Stop equipment when residents, children, or pets enter the work zone.
- DO Stage trucks and trailers clear of drive aisles, hydrants, and mail kiosks.
- NO Never back a truck or trailer without a spotter when the view is obstructed.

HEAT ILLNESS & HYDRATION

- DO Water and shade access maintained on every truck throughout the Florida season.
- DO Acclimatize new employees over their first week; schedule heavy work earlier in the day.
- NO Never work through symptoms — cramping, dizziness, or nausea stops the task immediately.

IRRIGATION & UTILITY AWARENESS

- DO Confirm locates before any excavation; hand-dig within the tolerance zone.
- DO De-energize and lock out controllers and pumps before servicing.
- NO Never trench or auger near marked utilities, sleeves, or low-voltage lighting runs.

CHEMICAL HANDLING, MIXING, STORAGE & APPLICATION

- DO Read and follow the label; the label is the law. Confirm site, rate, and re-entry interval before mixing.
- DO Wear label-specified PPE; mix over containment; keep Safety Data Sheets accessible on the truck.
- DO Post notification where required and record every application in the branch log.
- NO Never apply ahead of forecast rain, in wind exceeding label limits, or near open water without an approved buffer.
- NO Never transfer product to an unlabeled container or apply without licensed supervision.

All applications are performed by or under the direct supervision of a licensed applicator in accordance with Florida Department of Agriculture and Consumer Services (FDACS) requirements.

CREW ASSIGNMENT BY DEMONSTRATED COMPETENCY

Team members are assigned to crew positions based on comprehension, demonstrated skill, and prior experience — not on availability. Employees advance to higher-risk equipment only after a supervisor verifies competency in the field. Progression is tracked per employee, per machine.

STAGE 01
Orientation
Classroom and yard instruction at Yardnique - Jacksonville. Policy, PPE, hand tools, blowers.

STAGE 02
Supervised Field
Trimming and edging under a crew leader. Technique and site awareness observed.

STAGE 03
Verified Operator
Walk-behind, then ride-on mowing after documented sign-off by the supervisor.

STAGE 04
Specialty & Lead
Chemical application support, irrigation, and crew leadership under license.

ORIENTATION CURRICULUM

Instruction is delivered in the classroom and in the equipment yard at the Yardnique - Jacksonville facility, in English and Spanish, before any field assignment is made.

MODULE	CONTENT DELIVERED
Company Safety Policy	Responsibilities of the employee, crew leader, and branch; stop-work authority; disciplinary standards for safety violations.
PPE & Hazard Recognition	Required protection by task, inspection and replacement of gear, and identification of common site hazards before work begins.
Equipment Operation	Hands-on instruction and evaluation on each machine class, including inspection, safe operating position, and shutdown before service.
Vehicle, Trailer & Towing	Load securement, ramp and chock discipline, backing and spotting procedure, and daily pre-trip inspection.
Chemical Safety	Label comprehension, Safety Data Sheet access, mixing and containment, spill response, and posting and re-entry requirements.
Heat Illness Prevention	Hydration and shade practice, acclimatization of new hires, recognition of symptoms, and emergency response steps.
Incident Response	First aid and emergency contacts, injury and near-miss reporting, and property damage documentation procedure.

SITE-SPECIFIC HAZARD PROTOCOLS

Before the first service visit, the Account Manager documents property-specific hazards and reviews them with the assigned crew. Conditions common to community association and district properties are addressed as follows.

PONDS, LAKES & WET AREAS

- DO Maintain approved buffers on all bank mowing and applications.
- NO Never operate ride-on equipment on saturated or undercut banks.

ROADWAYS & DRIVE AISLES

- DO High-visibility apparel and cones for any work adjacent to live traffic.
- NO Never discharge clippings or debris toward moving vehicles.

AMENITY & PLAY AREAS

- DO Schedule around peak resident use; clear surfaces before leaving the zone.
- NO Never apply product in these areas without posting and re-entry compliance.

GATES, FENCING & ACCESS

- DO Close and secure every gate behind the crew; confirm pet containment.
- NO Never prop access points open or share gate codes outside the crew.

DOCUMENTATION & ONGOING REINFORCEMENT

ITEM	PRACTICE
Training records	Signed orientation and equipment sign-off records are retained at the Yardnique - Jacksonville office and available to the District upon request.
Tailgate safety meetings	Conducted at the branch on a recurring schedule, with topics tied to seasonal conditions and recent field observations.
Daily jobsite briefing	Crew leaders review site hazards, pedestrian traffic, and the day's scope before work begins.
Equipment inspection	Pre-trip and pre-operation checks performed daily; damaged or unguarded equipment is removed from service.
Incident reporting	All incidents and near-misses are reported same-day to branch management and reviewed for corrective action.
Licensing	Applicator licenses and continuing education units are maintained current and verified by the branch.

COMMUNICATION & WORK ORDERS

Work orders for Anabelle Island CDD are tracked through a simple, mobile-friendly system designed for fast submission, timely follow-through, and clear visibility for Marilee Giles and board leadership. Routine requests are acknowledged within one business day, tracked through completion, and supported by regular reporting so Anabelle Island CDD stays informed on response times, status, and service trends.

SERVICE COMMITMENTS

Dedicated Contact

A dedicated Account Manager serves as the Association's primary day-to-day contact for service coordination, follow-up, and issue resolution.

Proactive Site-Inspections

The Account Manager walks the property on a recurring schedule, logging deficiencies directly into Aspire as work orders before they are reported. Findings and corrective actions are documented with georeferenced photos and included in the monthly report to management.

Rapid Response

All calls and emails are responded to within 4 business hours during normal business hours, with after-hours emergency contact available for urgent property issues.

Internal Work Order System

All service requests are logged and tracked in the Aspire Work Order system — one time-stamped record from submission to close. Acknowledged within 1 business day, routine work in 3–5, paid-service quotes within 4.

Optional Call Center

Dedicated live line for residents and board members to report issues by phone, with each call logged directly as an Aspire work order so nothing slips through email.

Work Order Acknowledgment

Resident and management work orders are acknowledged within 1 business day, with status tracking maintained through completion.

Routine Resolution

Routine in-scope service requests are targeted for resolution within 3–5 business days, weather permitting and subject to site conditions.

Reporting & Review

Management receives recurring service updates, monthly work-order reporting, and scheduled agronomic and irrigation reviews to support informed board oversight.

WORK-ORDER WORKFLOW

1. **Request Submitted**
   Resident, manager, or board representative submits a request through the work-order system with address, issue details, and photos when needed.
2. **Reviewed & Assigned**
   The request is reviewed by the Account Manager and routed to the appropriate field, irrigation, or agronomic team based on scope and priority.
3. **Scheduled for Service**
   The issue is scheduled within the appropriate service window, with priority escalation applied for irrigation failures, safety concerns, or high-visibility landscape issues.
4. **Completed & Documented**
   Work is completed by the responsible team and documented with notes, status updates, and photos when appropriate for management review.
5. **Reported & Closed**
   Completed work is tracked in the monthly reporting log, allowing management and board leadership to monitor trends, response times, and recurring property needs.

REPORTING CADENCE

Weekly service confirmation | Monthly site scorecard with photo log | Quarterly agronomic & irrigation review

WHY OUR STRUCTURE BENEFITS YOUR PROPERTY

A coordinated support structure, not a chain of command: one accountable point of communication backed by dedicated field leadership, irrigation expertise, agronomic oversight, and clear escalation when the property needs added attention.

WHO SUPPORTS YOUR PROPERTY



DAILY COMMUNICATION

Oriana Micacchioni

Account Manager

9 years experience

Owns your relationship, coordinates every service, and is your single point of contact.

Ori has worked in the landscaping industry for over 9 years. She started in office administration but possessed an affinity for field management and client communication. She has been trained and gained experience as a Crew Leader and Operations / Production Manager and now to Account Manager. She has been through thorough industry and Yardnique training for all facets of her position. Ori excels at maintaining great communications and relationships with clients, with her Production Managers and field-level personnel promoting motivation and teamwork.



FIELD EXECUTION

Angel Serrano

Production Manager / BMP, FNGLA

9 years experience

Directs the crews on your property and holds the line on quality and schedule.

With 9 years of experience, Angel oversees day-to-day field operations while ensuring crews maintain the highest standards of quality on every job site. His leadership, attention to detail, and commitment to excellence help keep projects running efficiently and customers satisfied.



IRRIGATION

Mike Trump

Irrigation Manager / FL State License

40+ years experience

Monitors, inspects, and corrects your system to protect turf and control water cost.

Mike brings extensive, hands-on expertise across the full spectrum of irrigation systems, components, brands, and emerging technologies — making him one of the most well-rounded irrigation professionals in Yardnique's Florida operation. As the holder of Yardnique's State Irrigation License, he ensures all irrigation work across our portfolio is performed in full compliance with state requirements and industry best practices.



AGRONOMY

Robert Tabone

Agronomics Manager / CPO

40 years experience

Guides fertilization, pest, and soil-health decisions for long-term plant performance.

Bob's background spans both field operations and specialized agronomic services, allowing him to bridge practical landscape maintenance with science-based turf and ornamental care. Bob holds the required licenses and certifications for his role and remains actively engaged in Best Management Practices (BMP) and advanced agronomy education.

Every role converges on one outcome — a well-run Anabelle Island CDD.

START-UP OPERATIONAL PLAN & IMPLEMENTATION TIMELINE

Our companies recognize the importance of delivering consistent, high-quality landscape maintenance services. In alignment with the client-provided Scope of Work and documented Understanding of Project Scope, our start-up operational plan is designed to systematically implement targeted horticultural, agronomic, and curb appeal improvements. These services and enhancements will be introduced and completed within the following outlined timeframes.

1 PHASE 1
Pre-Start — Contract Award
PRE

- ✓ Finalize staffing, equipment, and crew structure
- ✓ Conduct pre-start meetings with client representatives
- ✓ Review and adjust color-coded service maps, crew assignments, and path-of-motion plans
- ✓ Perform property walkthrough to identify priority maintenance issues and deferred enhancements
- ✓ Establish agronomic baselines including turf evaluation and soil sampling (if required)

2 PHASE 2
Weeks 1–4 (First Month)
30

- ✓ Weekly maintenance begins on Day 1 per approved service maps
- ✓ Enhanced management oversight to ensure crews are fully aligned with scope and service areas
- ✓ Adjustments to crew structure, routes, or leadership documented and approved as needed
- ✓ Complete full irrigation audit of controllers, zones, and components
- ✓ Deliver written irrigation report with repair and improvement recommendations
- ✓ Initiate preseason fertilization and early weed control to prepare turf for growing season

3 PHASE 3
Months 2–3
60

- ✓ Maintenance operations stabilized and operating efficiently
- ✓ Identify and propose non-contractual enhancement needs (mulching, seasonal color, palm & tree pruning, shrub bed corrections)
- ✓ Address critical enhancements concurrently with routine maintenance
- ✓ Coordinate seasonal color or holiday features when requested

4 PHASE 4 — Month 3 — Review

90

- ✓ Staffing and production processes fully optimized
- ✓ Formal review meeting with client representative to assess performance and communication
- ✓ Continued focus on turf color, weed eradication, and shrub bed detailing
- ✓ Conduct soil sampling (if authorized) and tailor agronomic program accordingly
- ✓ Ongoing detail enhancements and selective pruning as needed

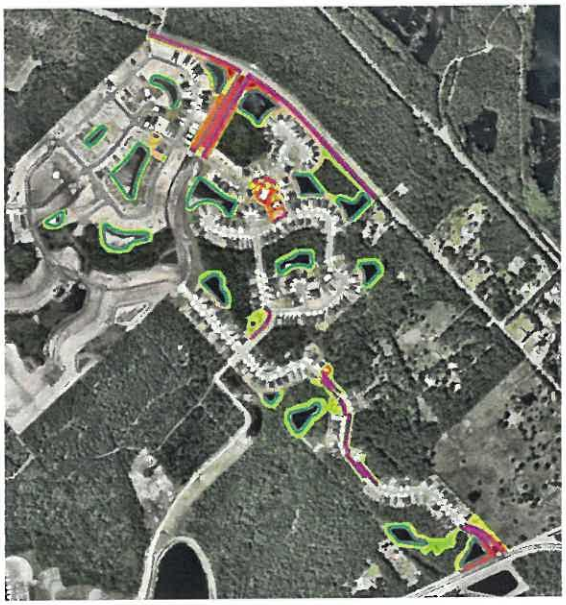
5 PHASE 5 — Months 4–6 — Stabilization

120+

- ✓ Maintenance operations fully stabilized and performing at peak efficiency
- ✓ Seasonal transition plans implemented for fall conditions and debris management
- ✓ Staffing levels proactively adjusted to maintain service continuity through off-season cycles
- ✓ Continued refinement of turf health, irrigation performance, and agronomic inputs
- ✓ Long-term enhancement opportunities identified and prioritized with client input
- ✓ Ongoing quality audits conducted to ensure consistency across all service areas

Upon award and prior to commencement of services, working collaboratively with the client, we will finalize and provide a comprehensive, color-coded service map identifying each crew and their designated areas of responsibility by service type. These maps will include project-specific Path of Motion routing for each crew, organized by service day and weekly schedule. The following map provides the property boundaries and takeoff measurements for the property:

PROPERTY TAKEOFF MAP



COMPANY SERVICES

"From routine maintenance to irrigation, agronomy, enhancements, horticulture, arbor care, and reporting support, our services are structured to give the property one coordinated partner across the full landscape program."

Landscape Maintenance

Routine mowing, edging, detailing, debris removal, and presentation-focused care delivered on a seasonally adjusted service schedule.

Irrigation

System monitoring, inspection, troubleshooting, repair coordination, and audit-driven recommendations to improve performance and water efficiency.

Agronomy

Fertilization, pest and disease management, soil-informed treatment planning, and long-term turf and plant health support.

Enhancements

Seasonal color, mulch replenishment, sod replacement, pressure washing, and property-improvement services quoted and managed as needed.

Horticulture

Ornamental bed care, shrub pruning, weed management, plant health observation, and appearance-focused detailing across common areas and amenities.

Arbor Care

Palm and tree trimming, canopy management, clearance maintenance, and related recommendations for safety, visibility, and overall site appearance.

Storm & Emergency Response

Priority response for wind events, freeze, and drought restrictions, with crews mobilized for debris clearing and safety hazards ahead of routine schedules.

Reporting & Support

Dedicated account management, work-order coordination, recurring reporting, site reviews, and board-ready communication to support informed decision-making.

PROGRAM AT A GLANCE

4
SERVICE ZONES

41
MOW WEEKS / YEAR

7
TURF/SHRUB FERTILIZATION

72-Hr
NON-EMERGENCY ISSUE RESPONSE

12
IRRIGATION INSPECTIONS

SERVICE CADENCE

WEEKLY
Maintenance

MONTHLY
Irrigation inspections

BI-MONTHLY
Agronomic / IPM review

ANNUAL
Planning & reporting

MONTHLY
Property Detail

YOUR SUPPORT STRUCTURE & LINE OF ACCOUNTABILITY

Our leadership structure gives the District a direct line to seasoned executives, leaders and managers who own results at every level of the program. Each role is assigned to a specific leader with clear accountability for communication, field execution, irrigation performance, agronomics, and escalation when the property needs added attention.



PRESIDENT/FOUNDER
Brian DuMont
President/Founder



SENIOR VICE PRESIDENT
Joe Chiellini
Senior Vice President



CHIEF OPERATING OFFICER
Bill Davoli
Chief Operating Officer



VICE PRESIDENT BUSINESS DEVELOPMENT
Alan Anders
Vice President Business Development



REGIONAL DIRECTOR OF BUSINESS DEVELOPMENT
Dominick Portoghese
Regional Director of Business Development



ONBOARDING & RELATIONSHIP
Emily McKoy
Business Development Manager



DIRECTOR OF SALES AND BUSINESS DEVELOPMENT
Gus Samartzis
Director of Sales and Business Development



BRANCH LEADERSHIP
Brian Stephens
Branch Manager



PRIMARY CONTACT
Oriana Micacchioni
Account Manager



IRRIGATION SUPPORT
Mike Trump
Irrigation Manager / FL State License



AGRONOMIC SUPPORT
Robert Tabone
Agronomics Manager / CPO



OPERATIONS ESCALATION
Angel Serrano
Production Manager / BMP, FNGLA



SENIOR ACCOUNT MANAGER
Dwain Ayres
Senior Account Manager

COMMUNICATION & REPORTING

Clear accountability | Consistent reporting | Rapid escalation | Ownership Involvement | OTS

LOCAL COVERAGE & REGIONAL DEPTH

SERVICE COVERAGE FOR NORTHEAST

Your property is supported through our Northeast operating network, with day-to-day accountability led from Jacksonville, and additional support resources available throughout the region. This keeps local leadership close to the property while providing access to regional irrigation, agronomic, enhancement, and operations support.

BRANCH NETWORK

PRIMARY HUB

Yardnique - Jacksonville

11323 Distribution Avenue East, Jacksonville, FL 32256

Primary service hub — operated by Yardnique for routine maintenance, inspections, and day-to-day scheduling.

SUPPORT BRANCH

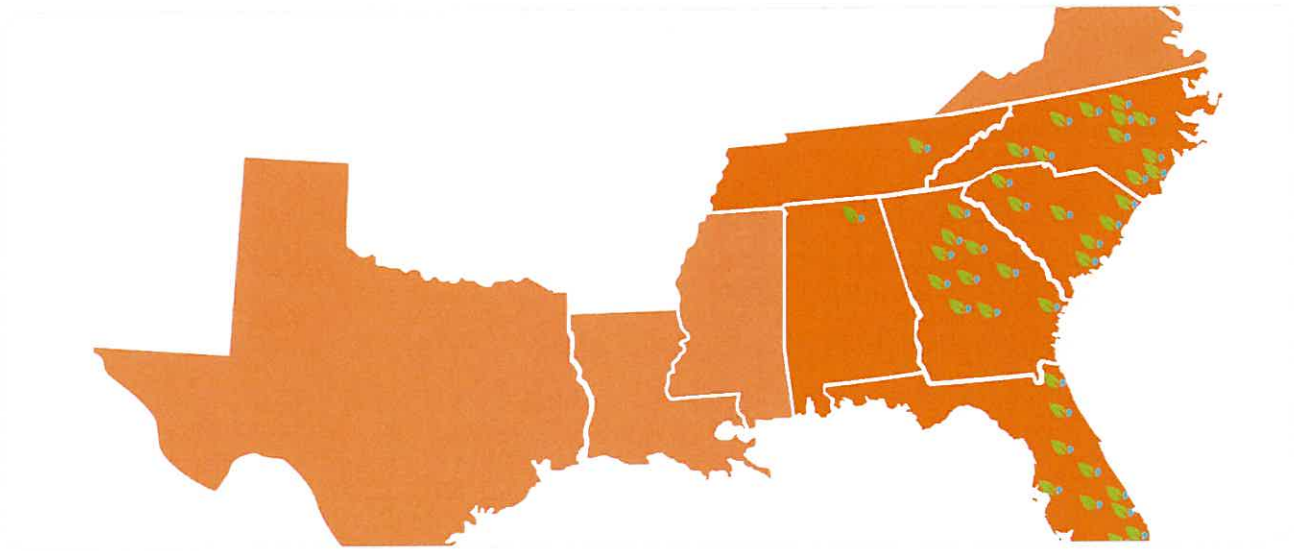
Yardnique Midway

SUPPORT BRANCH

ASI Landscapes Orlando

574 Fairvilla Road, Orlando FL 32808

NORTHEAST COVERAGE MAP

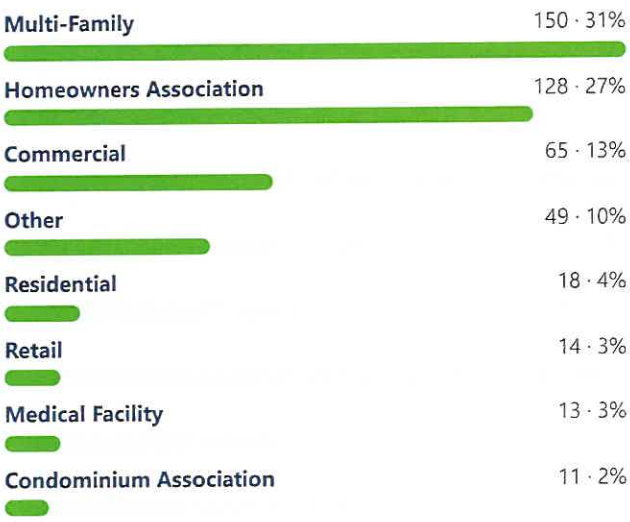


CLIENT PORTFOLIO

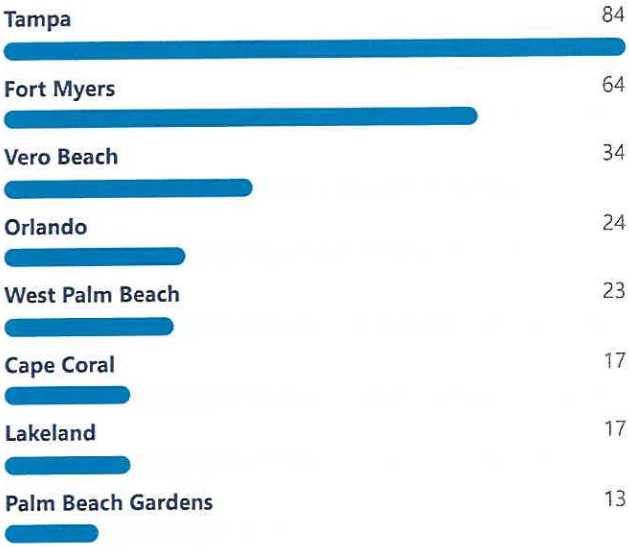
Yardnique - Jacksonville actively supports 483 communities across our broader service network, spanning 89 markets and 16 property types, including 284 multi-site accounts. Our deepest concentration is in Tampa (84 active accounts), with multi-family communities forming the largest share of the book. The accounts below reflect broader network experience relevant to this scope.

483	89	16	284
ACTIVE CLIENTS	ACTIVE MARKETS	PROPERTY TYPES	MULTI-SITE CLIENTS

PROPERTY-TYPE MIX



TERRITORY CONCENTRATION



FEATURED ACCOUNTS

Benderson
Inverness
Retail · Multi-site

Cortland Partners
Casselberry
Multi-Family · Multi-site

Lakeland Regional Health Systems
Lakeland
Medical Facility · Multi-site

Prologis Property Management
Dania Beach
Industrial · Multi-site

Rizzetta & Co.
Fort Myers
Homeowners Association

Sunset Management
Fort Myers
Condominium Association · Multi-site

CURRENT CLIENT REFERENCES

Hunter's Creek Community Association

$1.4M+

Orlando, FL · 2020 – Ongoing

Full-service landscape maintenance services to community common area roads, parks, sub associations.

Seth Emmons
Community Association General Manager
HCCA
(407) 240-6000 · semmons@hunterscreek.net

Del Webb Communities (10+)

FL, GA, SC, NC · Ongoing

Contact provided per community / location upon request

Town of Bluffton

$233K

Bluffton, SC · 2025 - current

Comprehensive Maintenance Services

C. Hall
Administrator
Town of Bluffton
(843) 706-4500 · chall@townofbluffton.com

Town of Hilton Head

$839K

Hilton Head, SC · 2025 - current

Comprehensive Maintenance Services

Matt Ashworth
Administrator
Town of Hilton Head
(854) 280-7771 · matthewa@hiltonheadislandsc.gov

Dorchester Park

$140K

Midway, GA · 2023 - current

Comprehensive Maintenance Services

Kenny Goldberg
Administration
CBRE
(443) 985-0592 · kenny.goldberg@cbre.com

St. Johns Six Mile Creek

$377K

St. Augustine · 2019 - current

Comprehensive landscape maintenance services

Cathy Cox
Property Manager
May Management
(904) 940-1002 ext. 101 · ccox@maymgt.com

Turnbull Creek

$308K

St. Augustine · 2022 - current

Comprehensive landscape maintenance services

James Schieszer
Property Manager
Riverside Management Services
(904) 759-9833 · jschieszer@rmsnf.com

Gramercy Woods

$190K

Jacksonville · 2019 - current

Comprehensive landscape maintenance services

Judy Rycraft
Property Manager
(904) 673-9790 · judy.rycraft@am.jll.com

SPECIAL SERVICES, MAINTENANCE SERVICE RATES AND SCHEDULES

Recommended Standards

Mowing & Turf Care

TURF TYPE	MOWING HEIGHT	GROWING SEASON	DORMANT / OFF-SEASON FREQUENCY
St. Augustine Turf	3.5" - 4.5"	(Apr 1 - Oct 31)	(Nov 1 - Mar 31)
Irrigated Bahia Turf	3.5" - 4.5"	(Apr - Oct)	(Nov - Mar)
Non-Irrigated Bahia Turf	3.5" - 4.5"	(Apr - Oct)	(Nov - Apr)
Zoysia Turf	Seasonal	Weekly (Mar - Nov)	(Dec - Feb)
Bermuda Turf	1" - 1.5"	Twice Weekly*	Bi-weekly
Field / Athletic Turf	As Required	Per Use Schedule	Per Use Schedule

Edging & Detail Trimming

SERVICE AREA	METHOD	FREQUENCY (APRIL - OCT)	FREQUENCY (OCT - MARCH)	STANDARD
Driveways / Sidewalks / Curbs	Mechanical hard edging	Weekly	Bi-weekly	Vertical blade only; no bevel
Roadways & Pathways	Mechanical hard edging	Weekly	Bi-weekly	Clean, straight edge
Planting Beds (Soft Edge)	Ghost edging	Every mow	Every mow	Crisp bed line; no grass runners
Trees & Plant Material	Mechanical edging	Every mow	Every mow	No trunk or root damage
Valve Boxes / Grounds Vaults	Trim & edge	Every mow	Every mow	Fully exposed and accessible
Turf Line Trimming	String trimming	As needed	As needed	Match mowing height

Trash & Debris Removal

TASK	FREQUENCY	STANDARD
Site Policing (Pre-Mowing)	Every service	Entire site checked
Maintenance Debris Removal	Prior to lunch & end of day	No debris left onsite
Amenity & Entry Area Inspection	Weekly	Trash-free
Road Gutter Silt Removal	Monthly	Clear drainage paths

Blowing & Site Cleanliness

AREA	METHOD	FREQUENCY	STANDARD
Hard Surfaces (Sidewalks, Curbs, Roads)	Forced air	Twice daily	Clean and debris-free
Parking Areas & Entrances	Forced air	Every service	No clippings or debris
Amenity Areas	Forced air	Every service	Clean and presentable
Residential Driveways & Walkways	Forced air	Every service	Debris blown away from structures
Storm Drain Interfaces	Controlled airflow	Every service	No debris blown into drains

Neglect, Damage & Vandalism

Responsibility Standards

DAMAGE CAUSED BY OPERATIONS OR NEGLIGENCE	RESPONSIBILITY	RESULTS TIMELINE
Turf, shrubs, trees, or plants damaged by operations or chemicals	Contractor	Immediate replacement
Damage caused by conditions beyond our control (weather, site conditions, third parties)	Client	As authorized
Damage caused by unknown or third-party sources	Reported by Contractor	Upon discovery
Theft or vandalism not attributable to operations	Reported by Contractor	Upon authorization

Detailing of Planted Areas - Standards of Scope

SERVICE COMPONENT	METHOD	FREQUENCY	STANDARD
Shrub, Groundcover & Vine Pruning	Hand or power shears	Every 4- 5 weeks (year-round)	Maintain shape, fullness & health

Detailing of Planted Areas - Standards of Scope

SERVICE COMPONENT	METHOD	FREQUENCY	STANDARD
Flowering Shrubs	Selective pruning	Per bloom cycle	No pruning until flowering completes*
Renewal Pruning	Structural cutback	Annually (Feb 1 - Mar 30)	Up to 1/2" of plant mass if required
Weeding (Beds & Mulch)	Manual or approved chemical	Bi-weekly minimum	Essentially weed free
Turf Runners into Beds	Manual removal / edging	Every service	Clean bed definition
Tree Suckers	Manual removal	As needed	Trunk and root flare protected
Signs, Lighting & Sightlines	Vegetation clearance	Every service	Fully visible at all times
Buffer Zones (Natural Areas)	Mechanical cutback	As needed	Minimum 3' buffer maintained

Ornamental Insect & Disease Control

SERVICE DESCRIPTION	METHOD	TARGET	RATE PER APPLICATION
Contact Insecticide Spray	Foliar Spray	Aphids, whitefly, scale	
Systemic Insecticide Treatment	Drench / Foliar	Scale, mites, mealy bug	
Fungicide Application	Foliar Spray	Powdery mildew, leaf spot	
Horticultural Oil Application	Foliar Spray	Scale, mites, psyllids	
Emergency Pest Treatment	As Needed	Active infestation	

Turf Care Specifications

Annual Turf Fertilization & Pest Management Program

APPLICATION WINDOW	APPLICATION TYPE	SERVICE DESCRIPTION	MATERIAL / NOTES
February	Granular	Early-season fertilization with pre-emergent weed control	24-0-10 fertilizer, 75% slow-release nitrogen + pre-emergent
April	Granular	Fertilization with chinch bug prevention	21-0-10 fertilizer, 75% slow-release nitrogen + insecticide
June	Liquid	Liquid fertilization with chinch bug control (as needed)	High manganese formulation (fl oz rate) + insecticide

Annual Turf Fertilization & Pest Management Program

APPLICATION WINDOW	APPLICATION TYPE	SERVICE DESCRIPTION	MATERIAL / NOTES
September	Granular	Fall fertilization with micronutrients	10-0-20 fertilizer, 50% slow-release nitrogen + micros
October	Liquid	Targeted chinch bug treatment (as needed)	Arena# 50 WP
November	Granular	Late-season fertilization with micronutrients	24-0-11 fertilizer, 50% slow-release nitrogen + micros

Pre-Emergent Weed Control Schedule

APPLICATION	TIMING	TARGET WEEDS
Spring Pre-Emergent	January – February	Summer annuals, crabgrass
Fall Pre-Emergent	September – October	Winter annuals, Poa annua

Turf Disease Control

APPLICATION	TIMING	DISEASE TARGET
Preventive Fungicide — Spring	March – April	Brown patch, gray leaf spot
Curative Fungicide Application	As Needed	Active disease identification
Take-All Root Rot Treatment	Spring / Fall	Gaeumannomyces sp.
Pythium / Root Rot Treatment	Wet Season	Pythium aphanidermatum

Ornamental Treatment

APPLICATION WINDOW	TYPE	SERVICE DESCRIPTION	MATERIAL
March	Granular	Ornamental bed fertilization (50% slow-release)	13-0-13 + Micros*
April - June	Liquid	Pre-emergent weed control in beds	Pre-M AquaCap / SureGuard
September	Liquid	Fall pre-emergent weed control in beds	Pre-M AquaCap / SureGuard
October - November	Granular	Fall ornamental bed fertilization	13-0-13 + Micros*

Lawn Insect Control Program

APPLICATION	TIMING	TARGET PESTS
Spring Application	April – May	Chinch bugs, sod webworm, armyworm
Summer Application	June – July	Chinch bugs, fire ants
Late Summer Application	August – September	Armyworm, grubs, chinch bugs
Fall Application	October – November	Overwintering insects
Emergency / Spot Treatment	As Needed	Active infestation response

Post-Emergent Weed Control

SERVICE DESCRIPTION	APPLICATION METHOD	TARGET
Broadleaf Weed Control — Turf	Broadcast Spray	Clover, dollarweed, spurge
Sedge Control — Turf	Spot Treatment	Nutsedge, kyllinga
Spot Weed Control — Beds	Directed Spray	Mixed broadleaf & grassy weeds
Total Vegetation Control	Directed Spray	Bare ground / edging areas

Soil Amendment & pH Management

SERVICE DESCRIPTION	UNIT	NOTES
Soil pH Test	Per Sample	Lab submission
Lime Application	Per 1,000 SF	Raises pH
Sulfur Application	Per 1,000 SF	Lowers pH
Organic Compost Top-Dress	Per 1,000 SF	1/4 inch application
Liquid Soil Conditioner	Per 1,000 SF	Humic / fulvic acid
Topdressing — Silica Sand	Per 1,000 SF	Thatch management

IPM Matrix - Routine Inspections (As-Needed Applications)

IPM COMPONENT	PURPOSE	PRIMARY ACTIONS	EXAMPLES / APPLICATION	BENEFIT TO PROPERTY
Monitoring & Scouting	Early detection of pests, disease	Routine inspections by trained personnel	Weekly site walk-throughs to identify chinch bug activity	Reduces need for broad-spectrum chemicals

IPM Matrix - Routine Inspections (As-Needed Applications)

IPM COMPONENT	PURPOSE	PRIMARY ACTIONS	EXAMPLES / APPLICATION	BENEFIT TO PROPERTY
Accurate Pest Identification	Ensure correct treatment method	Identify pest species and damage source prior to treatment	Differentiating insect damage from disease or nutrient deficiency	Prevents ineffective treatments
Action Thresholds	Avoid unnecessary treatments	Treatment initiated only when pest levels exceed UF/IFAS thresholds	Spot treatment rather than blanket applications	Environmentally responsible control
Cultural Controls	Promote plant health to naturally resist pests	Proper mowing heights, irrigation management, soil-based fertilization	Adjusting irrigation to reduce fungal pressure	Stronger turf and ornamentals
Targeted Chemical Controls	Precise control when other methods are insufficient	Spot or limited-area applications following label and UF/IFAS guidelines	Targeted chinch bug treatment	Effective control with minimal environmental impact
Documentation & Reporting	Transparency and compliance	Inspection reports, application logs, and treatment summaries	Monthly IPM reports submitted to property	Clear communication, regulatory compliance

Time & Materials

1) COMMON REPAIR KITS (INSTALLED)	TYPE	UNIT/NOTES	PRICE
12" Pop-Up Spray Head Installed	Kit	w/labor	$34
12" Rotor Replacement	Kit	w/labor	$99
2" Valve Replacement	Kit	w/labor	$402
2" Irrigation Line Repair	Kit	w/labor	$426
GA - 12" Pop Up Spray Head Replacement MP	Kit	w/labor	$83
GA 1" Mainline Repair	Kit	w/labor	$176
GA 1" Valve Replacement	Kit	w/labor	$179
GA 1.5" Mainline Repair	Kit	w/labor	$288
GA 6" Pop Up Spray Head Replacement	Kit	w/labor	$24
GA Lateral Line Repair	Kit	w/labor	$107
GA Zone not Responding	Kit	w/labor	$222

Time & Materials

1) COMMON REPAIR KITS (INSTALLED)	TYPE	UNIT/NOTES	PRICE
Rain Sensor Replacement	Kit	-	$161
Small Backflow Replacement	Kit	-	$689

Common Parts

2) SPRAY HEADS, NOZZLES & ROTORS (COMMON ITEMS)	TYPE	UNIT/NOTES	PRICE
12" Pop-Up Spray Head Installed	Kit	w/labor	$34
Hunter Pro-Spray 6 in. Pop Up with Check Valve	Material	EA	$12
Hunter Pro-Spray 6 in. Pop Up with PRS30 Pressure Regulator and Check Valve	Material	EA	$20
Hunter Pro-Spray 12 in. Pop Up with Check Valve	Material	EA	$17
Hunter Pro-Spray 12 in. Pop Up with PRS30 Pressure Regulator with Check Valve	Material	EA	$24
Hunter MP Rotator Nozzle	Material	EA	$8
Hunter I-20 Adjustable Rotor 6 in. Riser with Check Valve and Pressure Regulated Body	Material	EA	$34
Hunter PGP Adjustable Reclaim Rotor 4 riser with 2.5 nozzle	Material	EA	$16
Rainbird Nozzle 10 ft. Radius Full Circle	Material	EA	$1
Hunter PRO Nozzle 5 ft. Radius Quarter Circle 5 ft. 90 Degree	Material	EA	$1

Major Parts - Electronics

4) CONTROLLERS, MODULES, DECODERS & SENSORS	TYPE	UNIT/NOTES	PRICE
Hunter Controller Pro-C Fixed Indoor 6 Station	Material	EA	$189
Hunter Controller X-Core Fixed Indoor 6 Station	Material	EA	$108
Hunter Controller X-Core Fixed Outdoor 4 Station	Material	EA	$131
Hunter DUAL Decoder Output Module 48 Station for I-Core Controllers	Material	EA	$648
Hunter ACC2 Expansion Module 6 Station	Material	EA	$370
Hunter Freeze Sensor Wired	Material	EA	$52
Hunter Rain Sensor Wired Adjustable 1/8 - 3/4 in. Rainfall	Material	EA	$32
Hunter Rain/Freeze Clik Sensor Wireless	Material	EA	$109

Containment/Hardware Accessories

5) VALVE BOXES, LIDS & HARDWARE	TYPE	UNIT/NOTES	PRICE
NDS 10 in. Round SureFit Universal Valve Box Lid	Material	EA	$17
NDS 6 in. Round SureFit Universal Valve Box Lid	Material	EA	$11
NDS Jumbo Pro Spec Valve Box	Material	EA	$148
NDS Jumbo Valve Box Standard Black Box/Purple Lid Overlapping 13x20x12 in.	Material	EA	$182
NDS Residential Valve Box Round 6 in. Black Box/Green Lid ICV	Material	EA	$8
Grounding Rod 5/8 in. x 10 ft.	Material	EA	$114
Sidewalk Sleever 1 in. x 8 ft.	Material	EA	$200
Sidewalk Sleever 2 in. x 5 ft.	Material	EA	$220

Landscape Maintenance - Additional Services

SERVICE CATEGORY	DESCRIPTION	UNIT OF MEASURE	RATE RANGE*
Mulch Installation	Supply and install approved organic mulch, including bed preparation and edging	Per cubic yard (installed)	$65 - $75 / CY
Annual Color Change-Out	Removal of existing material, bed prep, and installation of seasonal annuals	Per plant	$3.00 - $4.50
Annual Bed Renovation	Complete bed renovation including cultivation, soil amendment, grading, and prep	Per labor hour	$75 / hour
Shrub Replacement	Removal and replacement of shrubs (1-gal through large containers)	Per shrub	$25 - $225
Tree Replacement	Removal and replacement of trees up to 6" caliper	Per tree	$350 - $1,200
Palm Installation	Supply and install palms (container or field-grown)	Per palm	Priced per size
Enhanced Bed Weeding	Intensive hand-weeding beyond routine maintenance	Per labor hour	$55 - $75
Sod Replacement	Removal and replacement of damaged turf areas	Per sq. ft.	$2.50 - $4.50

SPECIAL SERVICES

Palm & Tree Trimming

Annual Scheduled Service

Palms and trees are trimmed to the proper cut point for healthy regrowth and a clean, storm-ready canopy — dead, crossing, and hazardous limbs removed and hauled with every service.

SERVICE STANDARDS

- ✓ Sabal palm trimming: 9–3 o'clock dead fronds only
- ✓ Phoenix and Washingtonia palms trimmed to a full hurricane cut
- ✓ Tree canopy thinning to reduce wind resistance and improve structure
- ✓ Dead and hazardous limb removal at each trimming
- ✓ Site cleanup and debris removal with every service

Annual	10 & 2	Hauled Off
SCHEDULED SERVICE	RECOMMENDED CUT	DEBRIS AND CLEANUP

PRE-SEASON	ANNUAL	AS NEEDED
Storm-readiness trim	Full canopy service	Hazard limb removal

SPECIAL SERVICES

Annual Color Rotation

Seasonal Flowering Plant Installations

Seasonal color keeps entries and amenities vibrant year-round — variety matched to season and sun, beds fully prepped, planted, and watered in, with selections approved by the board.

SERVICE STANDARDS

- ✓ Spring/Summer: heat-tolerant selections (pentas, vinca, marigolds, lantana)
- ✓ Full bed preparation and soil amendment before each rotation
- ✓ Variety and color selections subject to board approval
- ✓ Fall/Winter: cool-season varieties (petunias, snapdragons, pansies, dianthus)
- ✓ Standard 9-inch spacing for full coverage and impact

4x	9"	Seasoned Matched
ROTATIONS / YEAR	PLANT SPACING	VARIETY AND COLOR

SPRING	FALL	EACH ROTATION
Warm-season install	Cool-season install	Bed prep + water-in

SPECIAL SERVICES

Mulch Replenishment

Annual Top-Dress Application

An annual top-dress holds a 2–3" mulch depth across all beds — locking in moisture, suppressing weeds, and sharpening curb appeal, with borders re-edged and the site cleaned up.

SERVICE STANDARDS

- ✓ Premium shredded hardwood or pine bark mulch (board-approved)
- ✓ Applied to maintain 2–3 inch depth across all beds
- ✓ Delivery, installation, and complete site cleanup included
- ✓ Beds fully edged and cleared before each application
- ✓ Held 2–3 inches clear of tree trunks and shrub crowns

2–3"	Annual	Defined
MAINTAINED DEPTH	TOP-DRESS	BORDERS AND EDGE

ANNUAL
Full top-dress application

EACH APPLICATION
Re-edge & clear beds

AS NEEDED
Touch-up in high-visibility areas

SPECIAL SERVICES

Integrated Pest & Disease Management

Licensed Applicator Program

Prevention-first IPM keeps the landscape healthy with less pesticide — monthly scouting, targeted spot treatments, and rapid response to pests and disease, all by licensed applicators and documented.

SERVICE STANDARDS

- ✓ Monthly scouting for pest pressure, disease, and turf stress
- ✓ Targeted spot treatments between scheduled rounds
- ✓ Chinch bug, sod webworm, and armyworm monitoring & rapid response
- ✓ Fungal disease identification and curative treatments
- ✓ Licensed-applicator documentation on request
- ✓ Grub and soil-pest programs available as needed

Monthly	Targeted	Licensed
SCOUTING	SPOT TREATMENTS	APPLICATORS

1. **Scout**
   Monthly monitoring for pest pressure, disease, and turf stress.
2. **Identify**
   Confirm the pest or pathogen and the affected areas.
3. **Treat**
   Targeted, threshold-based spot treatment — least product needed.
4. **Document**
   Licensed-applicator records for compliance and board review.

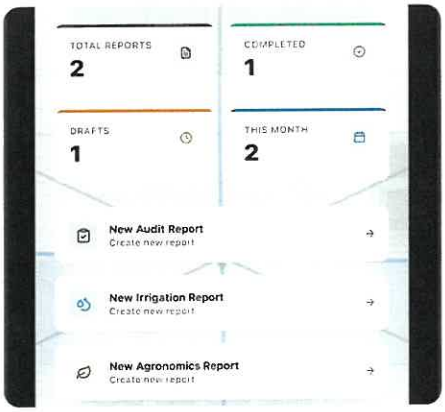
TERRALENS
FIELD MANAGER

OUR SERVICES & TECHNOLOGY

Terra-Lens Field Management

Real-Time Property Intelligence & Digital Reporting

Our team utilizes TerraLens Field Manager — a proprietary, cloud-based field management platform — to document every service visit with GPS-verified timestamps, comprehensive photo documentation, and real-time condition reporting. Board members and property managers receive transparent, accessible records of all work performed. TerraLens transforms traditional service logs into a living digital record of your property's landscape history — enabling data-driven decisions about maintenance programs, capital budgets, and enhancement priorities.



- GPS-verified service documentation for every visit
- Photo-documented site audits with annotated condition reports
- Real-time irrigation inspection and deficiency tracking
- Agronomic and turf health assessment reporting
- Digital signature capture for work order authorization
- Accessible by board members and property managers 24/7



OUR SERVICES & TECHNOLOGY

Landscape Design & Enhancement Services

Protecting Property Values Through Purposeful Design

Our in-house design team delivers comprehensive landscape design and enhancement services to help communities elevate curb appeal and protect long-term property values. From entry feature renovations and monument enhancements to full community-wide landscape master plans, we combine creative vision with deep horticultural expertise.

Every design recommendation is grounded in local plant knowledge, Florida-Friendly landscaping principles, and an understanding of the unique character of each community we serve.



- Conceptual design and plant palette consultation
- Entry feature and monument area renovations
- Community-wide landscape master planning
- Irrigation system design and upgrade management
- Architectural lighting design for safety and aesthetics
- Hardscape integration and contractor coordination

The International Society of Arboriculture

Hereby Announces That

Rick Giordano

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pelihan
CEO & Executive Director

15 December 2012	31 December 2027	FL-6495A
Issue Date	Expiration Date	Certification Number

ANAB
ACCREDITED
PERSONNEL CERTIFICATION BODY
ISA Certified Arborist

ISA



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

VAN TRUMP, MICHAEL H

IMAGE SPRINKLER SYSTEMS, INC.
4115 SE CENTERBOARD LANE
STUART FL 34997

LICENSE NUMBER: SCC131153293

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/10/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

CERTIFICATE
OF COMPLETION

Sergio Concha

Has Completed a FDOT Approved Temporary Traffic Control (TTC): Advanced - Refresher Course

.

Training Provider:

A Plus Training by Ron Henley, LLC
9001 SW 124 Street
Archer FL 32618
Phone: 352-339-6553

Verify this Certificate by visiting www.motadmin.com

05/31/2023	05/24/2027	J H	610590
Issue Date	Expiration Date	Instructor	Certificate No.

FDOT

State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF189065

ROBERT WHALEY

This is to certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: 06/20/2025
Expiration Date: 06/01/2026

YARDNIQ-02 SLLEONAR1

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/28/2025

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@townelnsurance.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 : Builders Mutual Insurance Company	10844
	INSURER C : Selective Insurance Company of America	12572
	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	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR	X	X	32537296	4/30/2025	4/30/2026	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
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC						GENERAL AGGREGATE	$ 3,000,000
							PRODUCTS - COMP/OP AGG	$ 3,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY	X	X	32537296	4/30/2025	4/30/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE			32537296	4/30/2025	4/30/2026	EACH OCCURRENCE	$ 5,000,000
	DED X RETENTION $ 0						AGGREGATE	$ 5,000,000
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	WCP1102120	1/7/2025	1/7/2026	X PER STATUTE / 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
C	Leased/Rented Equip			32537296	4/30/2025	4/30/2026	Deductible: $2,500	150,000

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

Workers Compensation for Florida covered under the following policy:
Carrier: Insurer B (Builders Mutual Insurance Company); Effective Date: 01/07/2025; Expiration Date: 01/07/2026; Policy #: WCP1094817; Limits: $1,000,000/Each Employee, $1,000,000/Each Accident, $1,000,000/Policy Limit

Visconti at Westshore is listed as additional insured for general liability and automobile liability, on a Primary and Non-Contributory basis, per attached forms CG7300/CG7921/CA7909, 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/CA7909/WC000313. Umbrella Liability is form following.

CERTIFICATE HOLDER	CANCELLATION
	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

ACORD 25 (2016/03)

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BDO

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.

BDO USA, P.C., a Virginia professional corporation, is the U.S. member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

BDO is the brand name for the BDO network and for each of the BDO Member Firms.

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

Yardnique - Jacksonville · www.yardnique.com

Consolidated Financial Statements

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Balance Sheets

December 31,	2023	2022
Assets		
Current Assets		
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
Total Current Assets	14,931,982	13,434,268
Property and equipment, net	24,502,599	17,978,431
Right of use asset	2,961,243	2,998,488
Noncurrent Assets		
Goodwill, net	49,030,497	49,680,238
Intangible assets, net	11,392,297	13,293,137
Total Noncurrent Assets	60,422,794	62,973,375
Total Assets	$ 102,818,618	$ 97,384,562
Liabilities and Members' Equity		
Current Liabilities		
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
Redepmtion payable	4,000,000	-
Holdback payable	1,794,034	-
Earn-out payable	450,000	800,000
Total Current Liabilities	19,086,894	11,790,682
Long-term Liabilities		
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
Total Long-Term Liabilities	65,208,890	57,659,753
Total Liabilities	84,295,784	69,450,435
Members' Equity	18,522,834	27,934,127
Total Liabilities and Members' Equity	$ 102,818,618	$ 97,384,562

See accompanying notes to consolidated financial statements.

YN HOLDINGS, LLC AND SUBSIDIARIES

Consolidated Statements of Operations

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

See accompanying notes to consolidated financial statements.

Yardnique - Jacksonville - www.yardnique.com

Nondisclosure Agreement

Request for current financial statements

This Nondisclosure Agreement (this "**Agreement**"), dated as of _____] ("**Effective Date**"), is by and between Yard-Nique, Inc., a Delaware corporation ("**Disclosing Party**"), and _____ a _____ ("**Recipient**").

1. In connection with [a potential business transaction between the parties hereto] (the "**Purpose**"), Disclosing Party may disclose to Recipient, or Recipient may otherwise receive access to, Confidential Information (as defined below). Recipient shall use the Confidential Information solely for the Purpose and, subject to Section 3, shall not disclose or permit access to Confidential Information other than to its employees and officers (collectively, "**Representatives**") who (a) need to know such Confidential Information for the Purpose; (b) know of the existence and terms of this Agreement; and (c) are bound by confidentiality obligations no less protective of the Confidential Information than the terms contained herein. Recipient shall safeguard the Confidential Information from unauthorized use, access, or disclosure using at least the degree of care it uses to protect its most sensitive information and no less than a reasonable degree of care. Recipient shall promptly notify Disclosing Party of any unauthorized use or disclosure of Confidential Information and use its best efforts to prevent further use or disclosure. Recipient will be responsible for any breach of this Agreement caused by its Representatives.

2. "**Confidential Information**" means all non-public, proprietary, or confidential information of or relating to the Disclosing Party, in oral, visual, written, electronic, or other tangible or intangible form, whether or not marked or designated as "confidential," and all notes, analyses, summaries, and other materials prepared by or on behalf of Recipient or any of its Representatives that contain, are based on, or otherwise reflect, to any degree, any of the foregoing ("**Notes**"); provided, however, that Confidential Information does not include any information that (a) is or becomes generally available to the public other than as a result of Recipient's or its Representatives' act or omission; (b) is obtained by Recipient or its Representatives on a non-confidential basis from a third party that was not legally or contractually restricted from disclosing such information; (c) was in Recipient's or its Representatives' possession, as established by contemporaneous documentary evidence, before Disclosing Party's disclosure hereunder; or (d) was or is independently developed by Recipient or its Representatives, as established by contemporaneous documentary evidence, without using any Confidential Information. Confidential Information also includes (x) the fact that the parties are in discussions regarding the Purpose and that Confidential Information has been disclosed and (y) any terms, conditions or arrangements discussed.

3. If Recipient or any of its Representatives is required by applicable law or a valid legal order to disclose any Confidential Information, Recipient shall, before such disclosure, notify Disclosing Party of such requirements so that Disclosing Party may seek a protective order or other remedy, and Recipient shall reasonably assist Disclosing Party therewith. If Recipient remains legally compelled to make such disclosure, it shall (a) only disclose that portion of the Confidential Information that, in the written opinion of its outside legal counsel, Recipient is required to disclose and (b) use reasonable efforts to ensure that such Confidential Information is afforded confidential treatment.

4. On the expiration of this Agreement or otherwise at Disclosing Party's request, Recipient shall promptly, and in no event more than ten (10) days following such expiration or the receipt of such request, return to Disclosing Party or destroy (and certify as to such destruction) all Confidential Information in its and its Representatives' possession other than Notes, and destroy all Notes, and certify in writing to Disclosing Party the destruction of such Confidential Information.

5. Disclosing Party has no obligation under this Agreement to (a) disclose any Confidential Information or (b) negotiate for, enter into, or otherwise pursue the Purpose. Disclosing Party provides all Confidential Information without any representation or warranty, expressed or implied, as to the accuracy or

completeness thereof, and Disclosing Party will have no liability to Recipient or any other person relating to Recipient's use of any of the Confidential Information or any errors therein or omissions therefrom.

6. Disclosing Party retains its entire right, title, and interest in and to all Confidential Information, and no disclosure of Confidential Information hereunder will be construed as a license, assignment, or other transfer of any such right, title, and interest to Recipient or any other person.

7. The rights and obligations of the parties under this Agreement expire [three (3)] year[s] after the Effective Date; provided that with respect to Confidential Information that is a trade secret under the laws of any jurisdiction, such rights and obligations will survive such expiration until, if ever, such Confidential Information loses its trade secret protection other than due to an act or omission of Recipient or its Representatives.

8. Recipient acknowledges and agrees that any breach of this Agreement will cause injury to Disclosing Party for which money damages would be an inadequate remedy and that, in addition to remedies at law, Disclosing Party is entitled to equitable relief as a remedy for any such breach without any obligation to post bond or other security.

9. This Agreement and all matters arising out of or relating hereto are governed by, and shall be construed in accordance with, the laws of the State of North Carolina, including its statutes of limitations, without regard to the conflict of laws provisions of such State. Any legal suit, action, or proceeding relating to this Agreement must be instituted in the federal or state courts located in Wake County, North Carolina. Each Party irrevocably submits, and waives any objection, to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

10. All notices must be in writing and addressed to the relevant party at its address set forth below (or to such other address such party specifies in accordance with this Section 10). All notices must be personally delivered or sent by email to the relevant address set forth below or prepaid by nationally recognized courier or certified or registered mail, return receipt requested, and are effective on actual receipt.

Disclosing Party:
Yard-Nique, Inc.
10014 Chapel Hill Road
Morrisville, NC 27560
Attn: Rob Wood
Email: rob.wood@yardnique.com

Recipient

[ ]

[ ]

11. This Agreement is the entire agreement of the parties hereto regarding its subject matter, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, whether written or oral, regarding such subject matter. This Agreement may only be amended, modified, waived, or supplemented by an agreement in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

[RECIPIENT NAME]

By_____

Name:

Title:

YARD-NIQUE, INC.

By____ _____

Name: Robert Wood

Title: CFO

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

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 3.

1 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.)

Yard-Nique, Inc.

2 Business name/disregarded entity name, if different from above.

YN OPERATING COMPANY

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: 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.

☐ Other (see instructions)

4 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.)

3b 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 . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

10014 Chapel Hill Rd

Requester's name and address (optional)

6 City, state, and ZIP code

Morrisville NC 27560

7 List account number(s) here (optional)

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.

Social security number

			–			–				

or

Employer identification number

8	6	–	3	4	1	2	4	7	6

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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.

Sign Here Signature of U.S. person [signature] Date 1/24/2025

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*.

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)

Yardnique - Jacksonville - www.yardnique.com

Yardnique - Jacksonville - www.yardnique.com

NINTH ORDER OF BUSINESS

C.

Anabelle Island Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per Florida statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____ Date: _____
Print Name: _____
Anabelle Island Community Development District

District Manager: _____ Date: _____
Print Name: _____
Anabelle Island Community Development District

TWELFTH ORDER OF BUSINESS

A.

Anabelle Island

Community Development District

Unaudited Financial Reporting

July 31, 2026

Anabelle Island

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 44,447	$ -	$ -	$ 44,447
Investments:				
Custody	86	-	-	86
Series 2022				
Reserve	-	173,408	-	173,408
Revenue	-	166,007	-	166,007
Construction	-	-	18,270	18,270
Prepaid Expenses	1,852	-	-	1,852
Deposits	1,975	-	-	1,975
Total Assets	**$ 48,360**	**$ 339,415**	**$ 18,270**	**$ 406,045**
Liabilities:				
Accounts Payable	$ 32,162	$ -	$ -	$ 32,162
Total Liabilites	**$ 32,162**	**$ -**	**$ -**	**$ 32,162**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 1,852	$ -	$ -	$ 1,852
Deposits	1,975	-	-	1,975
Restricted for:				
Debt Service - Series	-	339,415	-	339,415
Capital Project - Series	-	-	18,270	18,270
Unassigned	12,371	-	-	12,371
Total Fund Balances	**$ 16,198**	**$ 339,415**	**$ 18,270**	**$ 373,882**
Total Liabilities & Fund Balance	$ 48,360	$ 339,415	$ 18,270	$ 406,045

Anabelle Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 277,488	$ 277,488	$ 278,072	$ 584
Developer Contributions	150,832	60,245	60,245	-
Interest Income	500	500	1,351	851
Other Income	-	-	473	473
Total Revenues	**$ 428,820**	**$ 338,233**	**$ 340,140**	**$ 1,908**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 6,000	$ 5,000	$ 1,400	$ 3,600
FICA Taxes	454	378	107	271
Engineering	5,000	5,000	11,226	(6,226)
Attorney	35,000	29,167	34,235	(5,068)
Arbitrage Rebate	700	700	1,800	(1,100)
Assessment Roll Administration	5,899	5,899	5,899	-
Dissemination Agent	4,129	3,441	3,441	-
Annual Audit	5,800	5,800	5,800	-
Trustee Fees	5,200	5,200	5,230	(30)
Management Fees	55,745	46,454	46,454	-
Website Maintenance	1,260	1,050	1,050	-
Information Technology	1,890	1,575	1,575	-
Telephone	300	250	269	(19)
Postage	500	500	890	(390)
Insurance General Liability	6,729	6,729	6,340	389
Printing	500	500	692	(192)
Legal Advertising	2,500	2,083	388	1,695
Other Current Charges	700	583	620	(36)
Office Supplies	100	83	3	80
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 138,580**	**$ 120,567**	**$ 127,594**	**$ (7,026)**
Operations & Maintenance				
Ground Maintenance				
Electric	$ 3,000	$ 2,500	$ 1,662	$ 838
Reclaimed Water	18,000	15,000	12,338	2,662
Repairs & Maintenance	5,000	4,167	4,954	(787)
Field Operations Management	15,000	12,500	12,500	-
Landscape - Contract	118,520	98,767	83,670	15,097
Landscape - Contingency	10,000	10,000	18,123	(8,123)
Lake Maintenance	11,040	9,200	9,200	-
Irrigation Repairs	10,000	8,333	8,491	(158)
Subtotal Ground Maintenance	**$ 190,560**	**$ 160,467**	**$ 150,937**	**$ 9,529**

Anabelle Island

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Amenity Center				
Insurance	$ 11,840	$ 11,840	$ 18,386	$ (6,546)
Internet	1,000	833	-	833
Electric	9,000	9,000	10,644	(1,644)
Water & Sewer/Irrigation	7,500	6,250	5,388	862
Refuse Service	2,000	2,000	2,025	(25)
Access Cards	2,000	1,667	-	1,667
Janitorial Maintenance	12,840	10,700	10,700	-
Janitorial Supplies	4,000	3,333	-	3,333
Pool Maintenance	16,050	13,375	13,375	-
Pool Chemicals	10,700	8,917	8,923	(6)
Pool Permit	500	417	-	417
Facility Maintenance	7,500	6,250	3,144	3,106
Repairs & Maintenance	10,000	8,333	-	8,333
Special Events	2,000	1,667	-	1,667
Holiday Decorations	1,000	833	-	833
Office Supplies	200	200	-	200
Pest Control	1,550	1,292	745	547
Subtotal Amenity Center	**$ 99,680**	**$ 86,907**	**$ 73,330**	**$ 13,577**
Total Operations & Maintenance	**$ 290,240**	**$ 247,373**	**$ 224,267**	**$ 23,106**
Total Expenditures	**$ 428,820**	**$ 367,941**	**$ 351,861**	**$ 16,080**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ (29,708)	$ (11,721)	$ (14,172)
Net Change in Fund Balance	**$ -**	**$ (29,708)**	**$ (11,721)**	**$ (14,172)**
Fund Balance - Beginning	$ -		$ 27,919	
Fund Balance - Ending	$ -		$ 16,198	

Anabelle Island

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ 714	$ 261,166	$ 5,475	$ 3,238	$ 1,537	$ 1,544	$ 1,975	$ 1,615	$ 808	$ -	$ -	$ -	$ 278,072
Developer Contributions	21,136	32,329	-	-	-	-	-	-	-	6,780	-	-	60,245
Interest Income	1	1	15	335	425	224	167	92	43	45	-	-	1,351
Other Income	263	-	-	-	53	-	-	-	105	53	-	-	473
Total Revenues	**$ 22,114**	**$ 293,497**	**$ 5,491**	**$ 3,573**	**$ 2,014**	**$ 1,769**	**$ 2,142**	**$ 1,707**	**$ 956**	**$ 6,877**	**$ -**	**$ -**	**$ 340,140**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ 200	$ -	$ 200	$ 200	$ -	$ -	$ 200	$ 200	$ 200	$ 200	$ -	$ -	$ 1,400
FICA Taxes	15	-	15	15	-	-	15	15	15	15	-	-	107
Engineering	1,693	-	1,119	-	2,578	-	-	2,937	-	2,899	-	-	11,226
Attorney	5,666	4,252	1,911	1,734	1,854	2,071	3,712	6,358	6,679	-	-	-	34,235
Arbitrage Rebate	-	-	-	1,800	-	-	-	-	-	-	-	-	1,800
Assessment Roll Administration	5,899	-	-	-	-	-	-	-	-	-	-	-	5,899
Dissemination Agent	344	344	344	344	344	344	344	344	344	344	-	-	3,441
Annual Audit	-	-	-	-	-	-	5,800	-	-	-	-	-	5,800
Trustee Fees	2,638	-	-	-	-	2,593	-	-	-	-	-	-	5,230
Management Fees	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	4,645	-	-	46,454
Website Maintenance	105	105	105	105	105	105	105	105	105	105	-	-	1,050
Information Technology	158	158	158	158	158	158	158	158	158	158	-	-	1,575
Telephone	19	-	47	-	-	-	13	74	68	48	-	-	269
Postage	393	16	37	34	15	44	12	11	295	33	-	-	890
Insurance General Liability	6,340	-	-	-	-	-	-	-	-	-	-	-	6,340
Printing	123	110	32	32	51	27	29	-	96	192	-	-	692
Legal Advertising	193	-	-	-	47	47	47	-	-	53	-	-	388
Other Current Charges	59	65	114	74	46	70	34	56	43	58	-	-	620
Office Supplies	0	0	0	0	0	0	1	0	0	0	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 28,664**	**$ 9,695**	**$ 8,728**	**$ 9,141**	**$ 9,844**	**$ 10,104**	**$ 15,115**	**$ 14,903**	**$ 12,648**	**$ 8,752**	**$ -**	**$ -**	**$ 127,594**
Operations & Maintenance													
Ground Maintenance													
Electric	$ 164	$ 166	$ 170	$ 169	$ 167	$ 163	$ 163	$ 167	$ 173	$ 160	$ -	$ -	$ 1,662
Reclaimed Water	2,243	1,618	3,890	568	980	596	872	502	531	537	-	-	12,338
Repairs & Maintenance	-	138	547	-	48	48	-	3,582	-	591	-	-	4,954
Field Operations Management	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	12,500
Landscape - Contract	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	8,367	-	-	83,670
Landscape - Contingency	-	-	1,709	1,923	11,000	500	1,821	-	-	1,170	-	-	18,123
Lake Maintenance	920	920	920	920	920	920	920	920	920	920	-	-	9,200
Irrigation Repairs	-	-	3,877	44	2,158	854	-	-	-	1,559	-	-	8,491
Subtotal Ground Maintenance	**$ 12,944**	**$ 12,459**	**$ 20,730**	**$ 13,241**	**$ 24,890**	**$ 12,698**	**$ 13,393**	**$ 14,788**	**$ 11,241**	**$ 14,554**	**$ -**	**$ -**	**$ 150,937**

Anabelle Island

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center													
Insurance	$ 18,386	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,386
Internet	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	765	880	787	939	850	2,167	1,076	1,035	1,093	1,052	-	-	10,644
Water & Sewer/Irrigation	318	295	295	295	295	303	841	930	850	968	-	-	5,388
Refuse Service	256	167	256	167	167	256	167	167	167	256	-	-	2,025
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Maintenance	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	-	-	10,700
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Maintenance	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	-	-	13,375
Pool Chemicals	892	892	892	892	892	892	892	892	892	898	-	-	8,923
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	-	45	1,020	529	48	354	-	90	-	1,057	-	-	3,144
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	190	-	-	-	190	-	190	-	175	-	-	745
Subtotal Amenity Center	**$ 23,024**	**$ 4,876**	**$ 5,657**	**$ 5,228**	**$ 4,659**	**$ 6,569**	**$ 5,383**	**$ 5,711**	**$ 5,409**	**$ 6,814**	**$ -**	**$ -**	**$ 73,330**
Total Operations & Maintenance	**$ 35,968**	**$ 17,335**	**$ 26,386**	**$ 18,469**	**$ 29,549**	**$ 19,267**	**$ 18,775**	**$ 20,499**	**$ 16,650**	**$ 21,368**	**$ -**	**$ -**	**$ 224,267**
Total Expenditures	**$ 64,633**	**$ 27,029**	**$ 35,114**	**$ 27,610**	**$ 39,393**	**$ 29,371**	**$ 33,891**	**$ 35,403**	**$ 29,298**	**$ 30,119**	**$ -**	**$ -**	**$ 351,861**
Excess (Deficiency) of Revenues over Expenditures	$ (42,519)	$ 266,467	$ (29,624)	$ (24,037)	$ (37,378)	$ (27,603)	$ (31,749)	$ (33,695)	$ (28,342)	$ (23,242)	$ -	$ -	$ (11,721)
Net Change in Fund Balance	**$ (42,519)**	**$ 266,467**	**$ (29,624)**	**$ (24,037)**	**$ (37,378)**	**$ (27,603)**	**$ (31,749)**	**$ (33,695)**	**$ (28,342)**	**$ (23,242)**	**$ -**	**$ -**	**$ (11,721)**

Anabelle Island

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 346,860	$ 346,860	$ 347,590	$ 730
Interest Income	2,000	2,000	11,605	9,605
Total Revenues	**$ 348,860**	**$ 348,860**	**$ 359,196**	**$ 10,336**
Expenditures:				
Interest - 11/1	$ 106,175	$ 106,175	$ 106,175	$ -
Interest - 5/1	106,175	106,175	106,175	-
Principal - 5/1	135,000	135,000	135,000	-
Total Expenditures	**$ 347,350**	**$ 347,350**	**$ 347,350**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 1,510	$ 1,510	$ 11,846	$ 10,336
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 1,510**	**$ 1,510**	**$ 11,846**	**$ 10,336**
Fund Balance - Beginning	$ 152,928		$ 327,569	
Fund Balance - Ending	$ 154,438		$ 339,415	

Anabelle Island
Community Development District
Statement of Revenues and Expenditures

Capital Projects Fund

For The Period Ending July 31, 2026

Description		SE 2022
Revenues		
Interest Income:		
Construction	$	674
Transfer In		-
Total Revenues	$	674
Expenditures		
Capital Outlay	$	10,230
Transfer Out		-
Total Expenditures	$	10,230
Excess Revenues (Expenditures)	$	(9,556)
Beginning Fund Balance	$	27,826
Ending Fund Balance	$	18,270

Anabelle Island

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Refunding Bonds			
Interest Rate:	2.7% - 4.0%		
Maturity Date:	5/1/2052		
Reserve Fund Definition	50% MADS		
Reserve Fund Requirement	$ 173,408		
Reserve Fund Balance	173,408		
Bonds outstanding - 2/10/2022		$	6,190,000
Less: May 1, 2023 (Mandatory)			(125,000)
Less: May 1, 2024 (Mandatory)			(125,000)
Less: May 1, 2025 (Mandatory)			(130,000)
Less: May 1, 2026 (Mandatory)			(135,000)
Current Bonds Outstanding		**$**	**5,675,000**

B.

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2026 Assessments Receipts Summary

ASSESSED	UNITS ASSESSED	SERIES 2022 DEBT ASSESSED	O&M ASSESSED	TOTAL ASSESSED
ASSESSED REVENUE TAX	369	346,860.00	277,488.00	624,348.00

DUE / RECEIVED		SERIES 2022 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL DUE / RECEIVED		327,350.58	261,880.46	589,231.04
BALANCE DUE		**19,509.42**	**15,607.54**	**35,116.96**

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	**DATE RECEIVED**	**SERIES 2022 DEBT RECEIVED**	**O&M RECEIVED**	**TOTAL RECEIVED**
1	11/6/2025	892.98	714.38	1,607.36
2	11/13/2025	6,585.60	5,268.48	11,854.08
3	11/24/2025	7,526.40	6,021.12	13,547.52
4	12/5/2025	312,345.60	249,876.48	562,222.08
5	12/18/2025	6,843.97	5,475.18	12,319.15
6	1/15/2026	4,047.34	3,237.87	7,285.21
7	2/20/2026	1,920.80	1,536.64	3,457.44
8	3/15/2026	1,930.60	1,544.48	3,475.08
9	4/6/2026	2,468.77	1,975.01	4,443.78
10	5/15/2026	2,018.80	1,615.04	3,633.84
11	6/5/2026	1,009.40	807.52	1,816.92
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL RECEIVED TAX ROLL		**347,590.26**	**278,072.20**	**625,662.46**

PERCENT COLLECTED	2022	O&M	TOTAL
% COLLECTED TAX ROLL	**100.21%**	**100.21%**	**100.21%**

C.

Anabelle Island

Community Development District

Check Register
July 31, 2026

	Date	Check #'s			Amount
General Fund					
Payroll	7/16/26	50040		$	184.70
			Subtotal	$	184.70
Accounts Payable	7/24/26	403		$	135.00
	7/28/26	404-409			7,867.70
			Subtotal	$	8,002.70
Autopay*	7/29/26	Clay Electric		$	1,212.48
	7/30/26	CCUA			1,504.83
			Subtotal	$	2,717.31
		Total		**$**	**10,904.71**

*Autopayment invoices are available upon request.

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50040	2	ROSE S BOCK	184.70	7/16/2026
		TOTAL FOR REGISTER	184.70	

ATTENDANCE SHEET

District: ***Anabelle Island***

Meeting Date: ***July 15, 2026***

	Supervisor	In Attendance	Fees
1.	**Sarah Milner**	✓	NO
2.	**Derek Citino**		NO
3.	**Darren Gowens**	✓	NO
4.	**Marcus Martinez**		NO
5.	**Rose Bock**	✓	$200

District Manager: July 15, 2026 Mauldin

PLEASE RETURN COMPLETED FORM TO TARA LEE

*** CHECK DATES 07/01/2026 - 07/31/2026 *** ANABELLE ISLAND - GENERAL FUND
BANK A ANABELLE - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO... DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/24/26	00021	6/12/26	36312	202606	320-57200-46000		*	135.00		
			BACKFLOW TEST/CERTIFICATE							
						P3 SERVICES OF FL LLC			135.00	000403
7/28/26	00024	6/20/26	6-20-26	202606	320-57200-45600		*	65.50		
			RESIDENTIAL COLLECTION SV							
		6/20/26	6-20-26	202606	320-57200-45600		*	24.00		
			RESIDENTIAL DISPOSAL							
						CLAY COUNTY ENVIRONMENTAL FUND			89.50	000404
7/28/26	00001	6/17/26	135	202605	320-57200-45400		*	22.50		
			MAY FACILITY MAINTENACE							
						GOVERNMENTAL MANAGEMENT SERVICES			22.50	000405
7/28/26	00018	6/24/26	23210	202606	320-57200-44500		*	175.00		
			ANNUAL TERMITE INSPECTION							
						HARVEY PEST MANAGEMENT LLC			175.00	000406
7/28/26	00011	6/15/26	15081	202605	310-51300-31500		*	6,357.70		
			MAY GENERAL COUNSEL							
						KILINSKI VAN WYK PLLC			6,357.70	000407
7/28/26	00019	5/01/26	7097	202605	320-57200-43500		*	1,170.00		
			TRIM/HAUL DEBRIS-18 PALMS							
						BIG BRANCH TREE SERVICE INC			1,170.00	000408
7/28/26	00003	3/12/26	2026-313	202603	310-51300-48000		*	53.00		
			NTC-RFP ANNUAL AUDIT SVCS							
						OSTEEN MEDIA GROUP			53.00	000409

TOTAL FOR BANK A 8,002.70

TOTAL FOR REGISTER 8,002.70

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

INVOICE

36312

Invoice Date

6/12/2026

Bill To
Anabelle Island Governmental Mgmt Svcs Inc 475 West Town Place Suite 114 St Augustine, FL 32092

Job Location
Anabelle Island 2355 Dallas Creek lane Green Cove Springs, FL 32043

P.O. Number	Terms	Due Date
	Net 30	7/12/2026

Serviced	Description	Quantity	Price Each	Amount
6/12/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1-1/2" Wilkins 975XL2 Serial # ACQ1308 - PASSED 1-1/2" Wilkins 975XL2 Serial # ACQ7187 - PASSED 1-1/2" Wilkins 975XL2 Serial # ACQ7266 - PASSED	3	45.00	135.00

Total	$135.00
Payments/Credits	$0.00
Balance Due	$135.00

Thank you for your business. We appreciate your prompt payment.

Please make checks payable to Bob's Backflow and include your invoice number.

Invoice

Clay County
Department of Environmental Services

Date: 6-20-26

Due Date: 7-20-26

Annabelle Island
Amenity Center
Annabelle Island GMS
475 West Town Place, Suite
114
Saint Augustine, FL 32092

JUN 26 2025
BY

Billing Period	Description	Total
Quarter 4	Residential Collection Service	$ 65.50
Quarter 4	Residential Disposal	$ 24.00
	Total	**$ 89.50**

Make all checks payable to: Clay County Environmental Fund or CCEF
Thank you for your business!

Remit Payment To:

3545 Rosemary Hill Road, Green Cove Springs, FL 32043-8562

Office: (904) 269-6374 Fax: (904) 284-0345

For any questions regarding your invoice, please contact our office (904)-284-6374 or environmentalservice@claycountygov.com

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 135
Invoice Date: 6/17/26
Due Date: 6/17/26
Case:
P.O. Number:

Bill To:
Anabelle Island CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2026	0.5	45.00	22.50

FACILITY MAINT
1-320-57200 45400
$ 22.50

6/22/26

Total	$22.50
Payments/Credits	$0.00
Balance Due	$22.50

Alison Mossing
6-24-26

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MAY 2026

Date	Hours	Employee	Description
5/7/26	0.5	C.W.	Removed debris from roadways, straightened and organized pool deck and patio furniture, restocked bathrooms
TOTAL	0.5		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

INVOICI

Billing Account Information

ACCOUNT #: 1841
REGISTRATION #: 5D40C2F8
Annabelle Island/Governmental Management Service Inc.
2403 Dallas Creek Ln
Green Cove Springs, FL 32043

Company Information

HARVEY PEST MANAGEMENT, LLC
Po Box 429
Glen Saint Mary, FL 32040
904-653-PEST

Invoice Details

Annabelle Island/Governmental Management Service Inc., For service at 2403 Dallas Creek Ln Green Cove Springs, FL 32043

DATE	PO #	INV #	TOTAL	DISCOUNT	TAX	ADJUSTMENT	GRAND TOTAL
6/24/2026		23210	$175.00	$0.00	$0.00	$0.00	$175.00

DESCRIPTION	TOTAL	DISCOUNT	TAX
Termite - Annual Inspection	$175.00	$0.00	$0.00

PLEASE REMIT: $175.00

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

INVOICE

Invoice # 15081
Date: 06/15/2026
Due On: 07/15/2026

RECEIVED
By Tara Lee at 10:28 am, Jun 22, 2026

Anabelle Island CDD
475 West Town Place Suite 114
St. Augustine, Florida 32092

Statement of Account

Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
($0.00	+	$6,357.70	) - (	$0.00	) =	**$6,357.70**

AICDD-01

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	05/01/2026	Review and edit MOU and confer with DFH and Chair regarding language/ provisions on same	0.30	$375.00	-	$112.50
Service	LM	05/01/2026	Confer with M. Giles and review letters sent to residents with fences and their responses	0.20	$315.00	-	$63.00
Service	LM	05/05/2026	Confer with M. Giles re: response to resident on proposed variance agreement (lot 161); Review resident response to variance agreement (lot 61)	0.80	$315.00	-	$252.00
Service	JK	05/06/2026	Review easement correspondence; review tentative agenda and provide comments to same; update MOU; confer re: O&M forms and	0.40	$375.00	-	$150.00

			options for same				
Service	LM	05/06/2026	Confer with M. Giles and G. Wieger re: underdrain project; Review O&M plans and projected costs from KB Homes for underdrain project	0.70	$315.00	57.14%	$94.50
Service	LM	05/06/2026	Confer with M. Giles and K. Beach and review draft agenda	0.20	$315.00	-	$63.00
Service	LM	05/06/2026	Review resident response to variance agreement letter (Lot 62)	0.20	$315.00	-	$63.00
Service	LM	05/07/2026	Updating fence encroachment chart	0.40	$315.00	-	$126.00
Service	LM	05/07/2026	Confer with District Staff re: underdrain project, variances for fences, etc.	0.30	$315.00	-	$94.50
Service	JK	05/07/2026	Confer re: budget documents; review same; confer re: underdrain project status and review easement response	0.40	$375.00	-	$150.00
Service	CD	05/07/2026	Revise Notice Setting Public Hearing and Resolution Approving Budget and Notice Setting Public Hearing. Email drafts to District Staff for Review.	0.40	$200.00	-	$80.00
Service	LM	05/08/2026	Revise resolution approving proposed budget and notice for publication	0.20	$315.00	-	$63.00
Service	LM	05/12/2026	Confer with G. Wieger re: underdrain document review; Confer with M. Giles re: responses to residents, agenda items; Confer with H. Matiz re: fence location and neighboring lot	0.60	$315.00	-	$189.00
Service	JK	05/12/2026	Update agenda materials; review status of easement documentation and responses to same	0.20	$375.00	-	$75.00

Service	LM	05/12/2026	Confer with M. Giles re: response to resident comment on fences and ownership	0.10	$315.00	-	$31.50
Service	LM	05/13/2026	Review and revise draft minutes from audit committee and regular Board meeting in April; Confer with K. Beach and review agenda package	0.70	$315.00	-	$220.50
Service	MB	05/13/2026	Initialize drafting property due diligence and improvements conveyance status report to ensure district property was properly conveyed.	2.50	$305.00	-	$762.50
Service	LM	05/14/2026	Confer with G. Wieger and M. Giles re: underdrain project; Confer with M. Giles re: executed variance agreement for lot 141	0.20	$315.00	-	$63.00
Service	CD	05/14/2026	Review and respond to Email from District Manager; Download Executed Variance for the Wilkes's Property; Format and Record Variance through Simplifile with Clay County. Email status to District Staff. Download Recorded Variance for Wilkes's property; Email Recorded Variance to District Manager.	0.70	$200.00	-	$140.00
Service	MB	05/14/2026	Continue drafting property due diligence and improvements conveyance status report to ensure district property was properly conveyed.	2.90	$305.00	-	$884.50
Expense	KB	05/14/2026	Simplifile Recording: eRecording fee for Variance - 2881 Monroe Lakes.	1.00	$58.45	-	$58.45
Service	MB	05/15/2026	Finalize drafting property due diligence and improvements conveyance status report to ensure district property	1.00	$305.00	-	$305.00

			was properly conveyed.				
Service	LM	05/15/2026	Confer with G. Wieger re: his comments and responses to KB Homes on underdrain project	0.20	$315.00	-	$63.00
Service	JK	05/16/2026	Review audit response letter; review status of pond project and correspondence from engineer; confer re: variance status	0.30	$375.00	-	$112.50
Service	LM	05/17/2026	Review agenda package with proposals, reports, and financial statements; Prepare for Board meeting	0.60	$315.00	50.0%	$94.50
Service	LM	05/18/2026	Confer with M. Giles re: status of variance agreement and letters to residents, underdrain project access; Confer with K. Dierdorf re: underdrain O&M plans	0.40	$315.00	-	$126.00
Service	LM	05/19/2026	Review draft financial audit for fiscal year 2025	1.30	$315.00	50.0%	$204.75
Service	LM	05/19/2026	Confer with G. Wieger re: access needed for underdrain project	0.10	$315.00	-	$31.50
Service	JK	05/19/2026	Review audit letter	0.10	$375.00	-	$37.50
Service	JK	05/20/2026	Review audit and provide comments to same; review agenda materials, GMS contract and status of easements/ encroachments and respond to same; confer re: outline of underdrain project agreement	1.30	$375.00	-	$487.50
Service	LM	05/20/2026	Review audit request and draft response letter; Confer with G. Wieger re: access in current plans for underdrain project	0.20	$315.00	-	$63.00
Service	LM	05/20/2026	Prepare for and attend Board meeting	1.20	$315.00	-	$378.00
Service	SD	05/20/2026	Report no changes to	0.10	$190.00	-	$19.00

			Auditor for Anabelle Island CDD FY25 Audit.				
Service	LM	05/21/2026	Review meeting notes from M. Giles; Review fully executed Memorandum of Understanding with Dream Finders; Confer with M. Giles and D. Gowens re: lots 150 and 151	0.30	$315.00	-	$94.50
Service	LM	05/22/2026	Confer with M. Giles re: limestone and asphalt for G. Wieger to review	0.10	$315.00	-	$31.50
Service	LM	05/27/2026	Prepare amendment to GMS field operations agreement; Confer with M. Giles re: master agreement and previous amendments; Review O&M submittal package from KB Homes	0.80	$315.00	-	$252.00
Service	SD	05/27/2026	Review District Website for Statutory Requirements of Statute 189.06 and update Website Compliance Checklist.	0.50	$190.00	60.0%	$38.00
Service	LM	05/27/2026	Review tract and parcel conveyances compared to plat dedications and property appraiser records	0.30	$315.00	-	$94.50
Service	LM	05/28/2026	Review questions from Lot 52 re: variance agreement, access, emergencies, etc.; Review updated O&M submittal package from KB Homes	0.50	$315.00	-	$157.50
Service	LM	05/29/2026	Confer with A. Mossing and K. Nelson re: amendment to GMS agreement	0.10	$315.00	-	$31.50
					Line Item Discount Subtotal		**-$482.24**
						Total	**$6,357.70**

Big Branch Tree Service Inc.

5184 Carter Spencer Road
Middleburg, FL 32068
(904)291-8733
BigBranch09@gmail.com

Invoice

Bill To:
Annabelle Island CDD Sandridge & Russell Rd Green Cove Springs, FL 32043

Rep
DP

Invoice #:	7097
Invoice Date:	5/1/26
Due Date:	5/1/26

Description	Amount
Annabelle Island 355 Dallas Creek Ln GCS, FL 32043	
Trim 18 Sylvester Palms to 9-3 positions. Remove dead fronds	1,170.00
Haul off Palm debris	
Thank you for your business!	

Total	$1,170.00
Payments/Credits	$0.00
Balance Due	$1,170.00

CLAY TODAY

A Division of Osteen Media Group

INVOICE

Invoice Number: 2026-313554
Invoice Date: 3/12/2026
Due Date: 4/11/2026

Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200

BILL TO
Sarah Sweeting
Anabelle Island CDD c/o GMS LLC
475 West Town Place, Suite 114
ST AUGUSTINE, FL 32092

Advertiser
Anabelle Island CDD c/o GMS LLC

Customer ID
21005

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 192129	Request for Proposals for Annual Audit Services	CT - Clay Today	Mar 12	2026		Column Inch	Black & White	5.3000	$55.65

Total:	**$55.65**

Credit memo posted on 5/26/2026 pricing	($2.65)
Total Due After Payments	**$53.00**

Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island Florida 32003

Please call the office at 904-264-3200 if you would like to pay by credit card.

Affidavit attached to this invoice.

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a Legal Notice

In the matter of Request for Proposals for Annual Audit Services

LEGAL: 192129

Was published in said newspaper in the issues:

3/12/2026

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper Has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Hugh Osteen III

Sworn to me and subscribed before me 03/12/2026

Christie Lou Wayne

CHRISTIE LOU WAYNE
MY COMMISSION # HH591294
EXPIRES: September 20, 2028

NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@osteenmediagroup.com

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Anabelle Island Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Clay County, Florida, and has a general and debt service fund. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than April 15, 2027.

Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at kbeach@gmsnf.com and by telephone at (904) 940-5850.

Proposers must provide one (1) electronic copy (PDF only) to the District Recording Secretary, Katelyn Beach, by e-mail at kbeach@gmsnf.com. Proposals must be received by 3:00 p.m. on Wednesday April 8, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Anabelle Island
Community Development District
Marliee Giles, District Manager
Legal 192129 Published 3/12/2026 in Clay County's Clay Today newspaper

THIRTEENTH ORDER OF BUSINESS

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Anabelle Island

Community Development District

Funding Request # 33

July 28, 2026

	PAYEE		GENERAL FUND FY26
1	**Big Branch Tree Service Inc**		
	Inv # 7097 - Trim/Haul Debris - 18 Palms	$	1,170.00
2	**Florida ULS Operating LLC**		
	Inv # 212730 - July Landscape Maintenance	$	8,367.00
	Inv # 214758 - Irrigation Repairs to Mainline/Lateral	$	1,558.84
3	**Governmental Management Services**		
	Inv # 136 - July Facility Management Services	$	4,722.28
	Inv # 137 - July Management Fees	$	5,526.11
	Inv # 138 - Facility Maintenance/Repairs & Replacements	$	783.70
	Inv # 139 - June Facility Maintenance	$	201.77
4	**Kilinski Van Wyk PLLC**		
	Inv # 15320 - June General Counsel	$	6,678.89
5	**Live Oak Engineering**		
	Inv # 2027-1-7 - Professional Services 07/11/26	$	2,898.85
6	**Riverside Management Services Inc**		
	Inv # 1 - July Pressure Washing Services	$	505.00
7	**The Lake Doctors**		
	Inv # 386769B - July Lake Maintenance	$	920.00
	TOTAL	**$**	**33,332.44**

Please make check payable to:

Anabelle Island CDD

475 W Town Place Suite 114

Saint Augustine, FL 32092

Signature: DocuSigned by: Darren Gowens — Chairman/Vice Chairman

Signature: Signed by: Marilee Giles — Secretary/Asst. Secretary

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Big Branch Tree Service Inc.

5184 Carter Spencer Road
Middleburg, FL 32068
(904)291-8733
BigBranch09@gmail.com

Invoice

Bill To:
Annabelle Island CDD Sandridge & Russell Rd Green Cove Springs, FL 32043

Rep
DP

Invoice #:	7097
Invoice Date:	5/1/26
Due Date:	5/1/26

Description	Amount
Annabelle Island 355 Dallas Creek Ln GCS, FL 32043	
Trim 18 Sylvester Palms to 9-3 positions. Remove dead fronds	1,170.00
Haul off Palm debris	
Thank you for your business!	

Total	$1,170.00
Payments/Credits	$0.00
Balance Due	$1,170.00

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 212730

Date	PO#
07/01/26	
Due Date	**Terms**
7/31/26	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM) 2409 Dallas Crk Ln Green Cove Springs, FL 32043

Item	Amount
Job #181339 - Anabelle Island CDD Landscape Maintenance July 2026	**$8,367.00**

Phase 1A	Monthly	Yearly
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	$2,565	$30,780
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	$279	$3,348
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	$65	$780
Total for Landscape Maintenance	**$2,909**	**$34,908**

Phase 1B	Monthly	Yearly
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	$2,958	$35,496
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	$702	$8,424
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	$370	$4,440
Total for Landscape Maintenance	**$4,030**	**$48,360**

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Amenity Center	Monthly	Yearly
Core Maintenance Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Small Tree Pruning (up to 10 ft.), Rejuvenation Pruning (native grass), Weeding & Cleanup	$838	$10,056
Fertilization & Chemical Treatments Includes Palm & Shrub Fertilization, Turf Fertilization & Pest Control Applications	$192	$2,304
Irrigation Inspections Includes Adjusting Heads and Nozzles, Seasonal Clock Adjustments, with Monthly Reports	$154	$1,848
Total for Landscape Maintenance	**$1,184**	**$14,208**

plus 3% increase

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	$8,367.00
Sales Tax	$0.00
Total	**$8,367.00**
Credits/Payments	($0.00)
Balance Due	**$8,367.00**

p (904) 829-9255 | f

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 214758

Date	PO#
07/08/26	
Due Date	**Terms**
8/7/26	Net 30

BILL TO
Anabelle Island CDD Landscape Maintenance 2024 (JXM)
Governmental Management Service 475 WEst Town Place Suite 114 St. Augustine, FL 32092

Property Address
Anabelle Island CDD Landscape Maintenance 2024 (JXM) 2409 Dallas Crk Ln Green Cove Springs, FL 32043

Item				Amount
Job #239707 - Anabelle Irrigation repair to mainline and laterals from road work on Russell Rd. 7/7/2026				
Irrigation Repair				$1,513.44
Repaired Broken Rotor due to road work	3.00 Each	$55.84	$167.52	
Repaired 3/4 Lateral Line break on rotor zone due to electrical for roadway	2.00 Each	$90.00	$180.00	
Repaired 1 1/2 lateral Line break by electrical boxes installed	1.00 Each	$250.00	$250.00	
Repaired 3" mainline break at connection to meter	1.00 Each	$915.92	$915.92	
Job Fuel Surcharge				**$45.40**

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	$1,558.84
Sales Tax	$0.00
Total	**$1,558.84**
Credits/Payments	($0.00)
Balance Due	**$1,558.84**

p (904) 829-9255 | f

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 136
Invoice Date: 7/1/26
Due Date: 7/1/26
Case:
P.O. Number:

Bill To:
Anabelle Island CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Contract Administration - July 2026		1,250.00	1,250.00
Refuse (Trash) - July 2026		166.67	166.67
Janitorial - July 2026		1,070.00	1,070.00
Pool Maintenance - July 2026		1,337.50	1,337.50
Pool Chemicals - July 2026		891.67	891.67
Pool Chemicals - Phosphate Remover		6.44	6.44

Alison Mossing
7-6-26

Total	$4,722.28
Payments/Credits	$0.00
Balance Due	$4,722.28

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 137
Invoice Date: 7/1/26
Due Date: 7/1/26
Case:
P.O. Number:

Bill To:
Anabelle Island CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - July 2026		4,645.42	4,645.42
Website Administration - July 2026		105.00	105.00
Information Technology - July 2026		157.50	157.50
Dissemination Agent Services -July 2026		344.08	344.08
Office Supplies		0.30	0.30
Postage		33.34	33.34
Copies		192.15	192.15
Telephone		48.32	48.32

Total	$5,526.11
Payments/Credits	$0.00
Balance Due	$5,526.11

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 138
Invoice Date: 6/30/26
Due Date: 6/30/26
Case:
P.O. Number:

Bill To:
Anabelle Island CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Amazon - Grounds Maintenance - (Repair & Maintenance) - June 2026- Statement Date Closing - 6/25/26		327.79	327.79
DKS Cellular - (Repair & Replacement)- June 2026- Statement Date Closing - 6/25/26		47.95	47.95
AccessDisplay - (Repair & Replacement)- June 2026- Statement Date Closing - 6/25/26		407.96	407.96

Total	$783.70
Payments/Credits	$0.00
Balance Due	$783.70

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

amazon.com

Final Details for Order #113-5678243-4875426

Order Placed: June 6, 2026
Amazon.com order number: 113-5678243-4875426
Order Total: $327.79

Business order information
GMS Customer Name: Jay Soriano
GMS Work Order Number: JSO050626
GMS Description: Oakleaf Access, Annabelle sign
GMS Billable (N/F/O): O (Billable through Office)

Shipped on June 8, 2026

Items Ordered	Price
1 of: *Mifuro 26"x20" Enclosed Bulletin Board, Lockable Weather-Resistant Aluminum Cork Noticeboard for School & Office, Silver Frame w/Grey Flet* Sold by and invoiced on behalf of: Feiqiao Store (seller profile) Business Price Condition: New	$61.74

Shipping Address:
Jay Soriano
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$61.74
Shipping & Handling:	$0.00
Total before tax:	$61.74
Sales Tax:	$4.63
Total for This Shipment:	**$66.37**

Shipped on June 11, 2026

Items Ordered	Price
1 of: *Mifuro 36"x24" Enclosed Bulletin Board, Outdoor Lockable Weather-Resistant Aluminum Cork Noticeboard for Schoo l & Office, Black Frame w/Grey Flet* Sold by and invoiced on behalf of: Feiqiao Store (seller profile) Business Price Condition: New	$121.59

Shipping Address:
Jay Soriano
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$121.59
Shipping & Handling:	$0.00
Total before tax:	$121.59
Sales Tax:	$9.12
Total for This Shipment:	**$130.71**

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Shipped on June 12, 2026

Items Ordered	**Price**
1 of: *Mifuro 36"x24" Enclosed Bulletin Board, Outdoor Lockable Weather-Resistant Aluminum Cork Noticeboard for Schoo l & Office, Black Frame w/Grey Flet* Sold by and invoiced on behalf of: Felqiao Store (seller profile) Business Price Condition: New	$121.59

Shipping Address:
Jay Soriano
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259
United States

Shipping Speed:
FREE Prime Delivery

Item(s) Subtotal:	$121.59
Shipping & Handling:	$0.00
Total before tax:	$121.59
Sales Tax:	$9.12
Total for This Shipment:	**$130.71**

Payment information

Payment Method:
American Express | Last digits: 3053

Billing address
Jay Soriano
370 OAKLEAF VILLAGE PKWY
ORANGE PARK, FL 32065-4259
United States

Item(s) Subtotal:	$304.92
Shipping & Handling:	$0.00
Total before tax:	$304.92
Estimated Tax:	$22.87
Grand Total:	**$327.79**

Credit Card transactions — American Express ending in 3053: June 12, 2026: $327.79

To view the status of your order, return to Order Summary .

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Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Back

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

STATEMENT

STATEMENT #
2779419
STATEMENT DATE
June 8, 2026

SUBSCRIBER
Jay Soriano 2360 Dallas Creek greencove springs, florida 32043

User ID:	**jsorianoAnna2**
Period Starts:	May 8, 2026
Period Ends:	June 7, 2026

Previous Balance:	$49.95 ***Dollars.***	***Note: All $ amounts are in US***
Payment Received:	($49.95)	
New Charges:	$49.95	
Total Amount Due:	**$49.95 USD**	

Payments

Date	Details	Amount
5/8/2026	Credit: Autopay	($47.95)
5/8/2026	Credit: Autopay	($2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
5/8/2026	6/7/2026	annabelle island	904 788 3657	0716	0	2	$49.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	$49.95 USD

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Access Display Group, Inc.
DBA: Swingframe
DBA: Displays4Sale

151 South Main Street
Freeport, NY 11520-3845

Invoice

Invoice # 1045496004

Invoice Date 6/22/2026

Bill To

Jay Soriano
GMS llc
475 west town place
St. Augustine, FL 32092

Ship To

Jay Soriano
GMS llc
370 Oakleaf Village Parkway
Orange Park, FL 32065

P.O. Number	Terms	Due Date	Ship Date	FOB	Customer Shipping #	Customer Ship Tel
	Credit Card	6/22/2026	6/22/2026	Shipping Pt.		904-342-1441

Qty	Item Code	Description	Price Each	Amount
2	11405	Unframed Vinyl Letter Boards	171.48	342.96
		Letter Board Size: 21 1/2" Wide x 33 1/2" High		
		Frame: No Frame		
		Black - Vinyl Letter Board		
		Includes 3/4" White Helvetica Letter Set		
1	SHIPPING-MFG	Ground	65.00	65.00
		Exempt from Sales Tax	0.00%	0.00

THANK YOU FOR YOUR ORDER
If you have any questions please call (800) 289-1539 or fax (877) 842-5126

PLEASE REMIT PAYMENT TO ADDRESS ABOVE
PLEASE MAKE CHECKS PAYABLE TO ACCESS DISPLAY GROUP, INC.

Total **$407.96**

Balance Due **$407.96**

Web properties include: Displays4Sale.com, DisplayFrames.com, SwingFrame.com, BulletinBoards4Sale.com, Floorstands.com, LetterBoards4Sale.com, LightBoxes4Sale.com, OutdoorDisplayCases.com, PosterDisplays4Sale.com, ShadowBoxes.com, SnapFrames4Sale.com, SwingFrames4Sale.com, SwingPanels.com

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 139
Invoice Date: 7/17/26
Due Date: 7/17/26
Case:
P.O. Number:

Bill To:
Anabelle Island CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance June 1 - June 30, 2026	4	45.00	180.00
Maintenance Supplies		21.77	21.77

FACILITY MAINT
1-320-57200-45400
$201.77

Approved —
7/20/26

Alison Mossing
7-20-26

Total	$201.77
Payments/Credits	$0.00
Balance Due	$201.77

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

GMS

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JUNE 2026

Date	Hours	Employee	Description
6/15/26	1.5	R.A.	Installed message board, removed debris around pool deck, straightened and organized pool deck, checked and changed trash receptacles
6/15/26	1.5	C.W.	Installed message board, straightened and organized pool deck and patio furniture, removed debris around pool deck and amenity center
6/25/26	1	C.W.	Fixed shower handle assembly, straightened and organized pool deck furniture, removed debris in parking lot
TOTAL	4		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
ANABELLE ISLAND	6/5/26	Toilet Paper	21.77	F.O.
		TOTAL	$21.77	

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314
United States

INVOICE

Invoice # 15320
Date: 07/15/2026
Due On: 08/14/2026

Anabelle Island CDD
475 West Town Place Suite 114
St. Augustine, Florida 32092

Statement of Account

Outstanding Balance		New Charges		Payments Received		**Total Amount Outstanding**
($6,357.70	+	$6,678.89	) - (	$0.00	) =	**$13,036.59**

AICDD-01

Anabelle Island - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LM	06/01/2026	Confer with D. Gowens re: historical fence information regarding lots 150 and 151; Confer with G. Wieger and S. Blunck re: underdrain project and submittal of application	0.20	$315.00	-	$63.00
Service	LM	06/02/2026	Revise First Amendment to GMS agreement for field management services; Confer with K. Nelson and M. Giles re: same; Confer with M. Giles re: executed variance agreement for lot 162	0.70	$315.00	-	$220.50
Service	LM	06/02/2026	Confer with M. Giles and G. Wieger re: Lot 52 requests on the draft variance agreement	0.30	$315.00	-	$94.50
Service	CD	06/03/2026	Review and respond to	0.20	$200.00	-	$40.00

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

			email from District Staff regarding recording Variance for Mr. Helms and Sarah Freeman; Format and record Variance Agreement through Simplifile with Clay County, Florida.				
Service	LG	06/04/2026	Advise regarding documents needed for construction funding.	0.20	$365.00	-	$73.00
Expense	KB	06/04/2026	Simplifile Recording: eRecording fee for Variance Agreement (Helms and Freeman).	1.00	$57.75	-	$57.75
Service	LM	06/05/2026	Confer with K. Beach re: agenda items, including permit documentation and easement and agreement, and landowner election; Review draft agenda	0.40	$315.00	-	$126.00
Service	LM	06/05/2026	Review resident concern on drainage issues	0.10	$315.00	-	$31.50
Service	LM	06/08/2026	Prepare temporary construction easement and construction funding agreement for KB Home and underdrain project	2.30	$315.00	50.0%	$362.25
Service	JK	06/08/2026	Review/edit construction easement agreement; review/edit construction funding agreement and review correspondence on underdrain project; review TA	0.80	$375.00	-	$300.00
Service	LM	06/09/2026	Finalize construction easement and construction funding agreement; Confer with M. Giles re: easement and agreement for agenda; Confer with KB Home with copies for review; Confer with K. Beach re: updated agenda; Confer with K. Nelson re: GMS proposal	0.40	$315.00	25.0%	$94.50
Service	LM	06/10/2026	Confer with K. Nelson re: GMS amendment in lieu	0.40	$315.00	-	$126.00

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

			of completely new agreement, review proposed redlines to new agreement				
Service	CD	06/10/2026	Download Recorded Variance Agreement for Helms and Freeman property; Confer with District Staff; Email to District Manager.	0.30	$200.00	-	$60.00
Service	LM	06/11/2026	Confer with L. Bianchi re: reasoning behind separate funding agreement and construction easement	0.30	$315.00	100.0%	$0.00
Service	JK	06/11/2026	Analyze landowner counsel feedback on agreements and confer re: same	0.10	$375.00	-	$37.50
Service	LM	06/12/2026	Confer with District Staff re: differing language between easement and funding agreement	0.50	$315.00	100.0%	$0.00
Service	LM	06/12/2026	Confer with L. Bianchi re: options of separate easement and funding agreement or one combined easement; Confer with M. Giles re: resident parking lot concerns; Review agenda package; Review and revise draft minutes; Confer with K. Beach re: updated agenda items to include for underdrain project	0.90	$315.00	50.0%	$141.75
Service	LM	06/12/2026	Confer with District Staff re: variance agreements, access for underdrain project, temporary construction easement	0.40	$315.00	-	$126.00
Service	JK	06/12/2026	Prepare significant edits to form of easement and funding agreement and combine options on same; confer re: status of easement letters and underdrain options/project plans	1.40	$375.00	-	$525.00

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Service	LM	06/14/2026	Confer with K. Nelson re: GMS agreement; Review updated agenda package	0.30	$315.00	-	$94.50
Service	LM	06/15/2026	Continue to review agenda package, proposals, minutes, financials and related information in preparation for Board meeting	0.60	$315.00	50.0%	$94.50
Service	LM	06/15/2026	Confer with G. Wieger re: pool parking lot; Confer with District Staff re: underdrain project document submitted by Alliant	0.20	$315.00	-	$63.00
Service	LM	06/15/2026	Confer with D. Gowens re: fences at lots 150/151, underdrain project and messaging	0.30	$315.00	-	$94.50
Service	LM	06/15/2026	Review Alliant documents as part of the agenda package, prepare for call with G. Wieger, what needs signatures, what authority is given Alliant by the District, etc.	0.20	$315.00	-	$63.00
Service	JK	06/15/2026	Review agenda materials, proposals and letter status; review under drain support documentation	0.30	$375.00	-	$112.50
Service	LM	06/16/2026	Confer with M. Giles re: lot 52 variance agreement	0.10	$315.00	-	$31.50
Service	JK	06/16/2026	Agenda and plan review; prepare for Board meeting; confer re: assignment of warranty and rights from EOR and contractor; confer re: easement status and fence options	1.30	$375.00	50.0%	$243.75
Service	LM	06/16/2026	Confer with G. Wieger, M. Giles, D. Gowens and KB Home re: underdrain project, timing, access, permit documents, etc.; Confer with M. Giles re: documents for agenda package	1.30	$315.00	50.0%	$204.75

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Service	JK	06/17/2026	Prepare for Board meeting and post meeting wrap up with staff	0.30	$375.00	100.0%	$0.00
Service	LM	06/17/2026	Prepare for and attend Board meeting	8.30	$315.00	25.0%	$1,960.87
Expense	KB	06/17/2026	Travel: Mileage - LM.	340.00	$0.725	-	$246.50
Expense	KB	06/17/2026	Travel: Tolls - LM.	1.00	$1.30	-	$1.30
Expense	KB	06/17/2026	Travel: Meals - LM.	1.00	$18.10	-	$18.10
Service	LM	06/18/2026	Prepare draft agreement for landscaping project manual; Confer with J. Soriano and M. Giles re: project manual, handling of deficiencies	0.80	$315.00	-	$252.00
Service	LM	06/19/2026	Confer with District Staff re: fences, underdrain project and access to sites, HOA enforcement, informal RFP project manual for landscaping, etc.	0.60	$315.00	-	$189.00
Service	LM	06/19/2026	Prepare sworn statements for public entity crimes, scrutinized companies, and anti-human trafficking for informal RFP project manual; Confer with M. Giles re: no protest language; Review final RFP project manual	0.60	$315.00	-	$189.00
Service	LM	06/19/2026	Review and revise RFP landscaping project manual	0.70	$315.00	25.0%	$165.37
Service	JK	06/19/2026	Review easement status and update letters/ strategy on same; confer re: underdrain certification process; confer re: GMS contract amendment	0.30	$375.00	-	$112.50
Service	LM	06/26/2026	Confer with J. Soriano re: landscape proposal and vendor; Confer with M. Giles re: joint letter to lots for fences in easement	0.20	$315.00	-	$63.00
					Line Item Discount Subtotal		**-$2,151.76**

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Total **$6,678.89**

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

LIVE OAK
ENGINEERING

Live Oak Engineering

2509 7th Ave S
Birmingham, AL 35233

INVOICE

Invoice Number: 2027-1-7
Date: July 21, 2026
Project Number: 2027-1
Due Date: August 20, 2026

Anabelle Island CDD
Attn: Governmental Management Services, LLC
475 West Town Place
Suite 114
St. Augustine, FL 32092

Anabelle Island CDD

For Professional Services Rendered Through: July 11, 2026

Work this period consists of project discussion with district council on drainage easement encroachment, proposed fencing review, pond lowering plans, geotechinical report review and CDD meeting attendance.

Professional Services

	Hours	Rate	Amount	
Construction Inspector II	5.00	110.00	$550.00	
Engineer IV	.25	175.00	$43.75	
Principal Engineer	10.00	225.00	$2,250.00	
	15.25			$2,843.75

Reimbursable Expenses

	Amount	
Mileage	$55.10	
		$55.10

Invoice Total $2,898.85

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 1
Invoice Date: 7/16/2026
Due Date: 7/16/2026
Case:
P.O. Number:

Bill To:
Anabelle Island CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - July 2026 Pressure washed amenity center sidewalk in front of building and spot-cleaned neighborhood hot spots		505.00	505.00

1. 320.57200.45400
$505.00

Approved

Total	$505.00
Payments/Credits	$0.00
Balance Due	$505.00

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

The Lake Doctors, Inc.
Aquatic Management Services
Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

☐ *Please check if address below is incorrect and indicate change on reverse side*

Anabelle Island CDD
Marilee Giles
475 W Town Pl
Suite 114
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
731491	7/1/2026	$920.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000007314912001000000038676900000009200055

Please return this invoice with your payment and notify us of any changes to your contact information.

Annabelle Island CDD **Windsor Lakes Way Green Cove Springs, FL 32043**
Invoice Due Date 7/1/2026 **Invoice 386769B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
7/1/2026	Water Management - Monthly		$920.00	$0.00	$920.00

Please remit payment for this month's invoice.

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits $0.00
Adjustment $0.00
AMOUNT DUE

Total Account Balance including this invoice: $920.00 | **This Invoice Total:** $920.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 731491
Portal Registration #: 88A94EE2
Customer E-mail(s): foca@gmsnf.com,okuzmuk@gmsnf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

CLAY TODAY
A Division of Osteen Media Group

INVOICE

Invoice Number: 2026-313554
Invoice Date: 3/12/2026
Due Date: 4/11/2026

Clay Today
3513 US Hwy 17
Fleming Island, FL 32003
904-264-3200

BILL TO
Sarah Sweeting
Anabelle Island CDD c/o GMS LLC
475 West Town Place, Suite 114
ST AUGUSTINE, FL 32092

Advertiser
Anabelle Island CDD c/o GMS LLC

Customer ID
21005

Invoice Notes	PO #	Pub.	Issue	Year	AdTitle	Ad Size	Color	Ad Inch	Net
Legal # 192129	Request for Proposals for Annual Audit Services	CT - Clay Today	Mar 12	2026		Column Inch	Black & White	5.3000	$55.65

Total:	**$55.65**

Credit memo posted on 5/26/2026 pricing	($2.65)
Total Due After Payments	**$53.00**

Please mail payments to:
Osteen Media Group
3513 US Hwy 17
Fleming Island Florida 32003

Please call the office at 904-264-3200 if you would like to pay by credit card.

Affidavit attached to this invoice.

Please pay from this invoice. Email for inquiries or questions - legal@claytodayonline.com. Thank you for your business.

Docusign Envelope ID: 9AA2646D-B97F-8F9C-8019-2820D5AE0AD4

CLAY TODAY

PUBLISHER AFFIDAVIT

PUBLISHER AFFIDAVIT
CLAY TODAY
Published Weekly
Fleming Island, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Hugh Osteen, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Fleming Island in Clay County, Florida; that the attached copy of advertisement
Being a Legal Notice

In the matter of Request for Proposals for Annual Audit Services

LEGAL: 192129

Was published in said newspaper in the issues:

3/12/2026

Affiant Further says that said "Clay Today" is a newspaper published at Fleming Island, in said Clay County, Florida, and that the said newspaper Has heretofore been continuously published in said Clay County, Florida, Weekly, and has been entered as Periodical material matter at the post Office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to me and subscribed before me 03/12/2026

Christie Lou Wayne

CHRISTIE LOU WAYNE
MY COMMISSION # HH591294
EXPIRES: September 20, 2028

NOTARY PUBLIC, STATE OF FLORIDA

3513 US HWY 17 Fleming Island FL 32003
Telephone (904) 264-3200
FAX (904) 264-3285
E-Mail: legal@claytodayonline.com
Christie Wayne christie@osteenmediagroup.com

ANABELLE ISLAND COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Anabelle Island Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Clay County, Florida, and has a general and debt service fund. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than April 15, 2027.
Each auditing entity submitting a proposal must be authorized to do business in Florida, hold all applicable state and federal professional licenses in good standing, duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.
Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, via e-mail at kbeach@gmsnf.com and by telephone at (904) 940-5850.
Proposers must provide one (1) electronic copy (PDF only) to the District Recording Secretary, Katelyn Beach, by e-mail at kbeach@gmsnf.com. Proposals must be received by 3:00 p.m. on Wednesday April 8, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.
Anabelle Island
Community Development District
Marliee Giles, District Manager
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