



**SOUTHERN GROVE
COMMUNITY DEVELOPMENT
DISTRICT NOS. 1-10**

**PORT ST. LUCIE
REGULAR BOARD MEETING
& PUBLIC HEARING'S
June 3, 2026
10:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.southerngrovecdd1.org
www.southerngrovecdd2.org
www.southerngrovecdd3.org
www.southerngrovecdd4.org
www.southerngrovecdd5.org
www.southerngrovecdd6.org
www.southerngrovecdd7.org
www.southerngrovecdd8.org
www.southerngrovecdd9.org
www.southerngrovecdd10.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.'s 1-10
Tradition Town Hall
10799 SW Civic Center
Port St. Lucie, FL 34987
OR
Join Zoom Meeting:
<https://us02web.zoom.us/j/3341025011?omn=86374271262>
Meeting ID: 334 102 5011 Dial In at: 1 929 436 2866
REGULAR BOARD MEETING & PUBLIC HEARING'S
June 3, 2026
10:30 a.m.

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Publication Date
2026-05-22

Subcategory
Miscellaneous Notices

Notice of Regular Board Meeting of the
Southern Grove Community Development District Nos. 1-10

The Board of Supervisors (the Board) of the Southern Grove Community Development District Nos. 1-10 will hold a Regular Board Meeting on June 3, 2026, at 10:30 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Agenda may be obtained from the Districts websites or at the offices of the District Manager, Special District Services, Inc., 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987 during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (772) 345-5119 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Southern Grove Community Development District Nos. 1-10

www.southerngrovecdd1.org

www.southerngrovecdd2.org

www.southerngrovecdd3.org

www.southerngrovecdd4.org

www.southerngrovecdd5.org

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www.southerngrovecdd9.org

www.southerngrovecdd10.org

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AFFIDAVIT OF PUBLICATION

Laura Archer
Southern Grove Cdd
Southern Grove 1 Community Development
2501 Burns RD
Suite A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

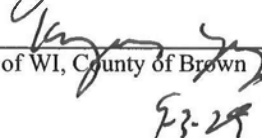
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Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/01/2026



Legal Clerk



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7-3-28

My commission expires

Publication Cost:	\$154.88	
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Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS NOS. 4 & 6
In accordance with Chapters 120 and 190, Florida Statutes, the Southern Grove Community Development District No. 4 and Southern Grove Community Development District No. 6 (together the "Districts") each hereby gives the public notice of its intent intention to develop revised Rules of Procedure (the "Proposed Rules") to govern the operations of the each of the Districts. The rule number for the Proposed Rules of each of the Districts is 2026-1.
The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.
The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, [Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.
A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Special District Services, Inc., 10521 SW Village Center Drive, Suite #203, Port St. Lucie, Florida 34987, (772) 345-5119, or Bsakuma@sdsinc.org.
Frank Sakuma, District Manager
Southern Grove Community Development District No. 4
Southern Grove Community Development District No. 6
PUBLISH: ST. LUCIE NEWS TRIBUNE 04/01/26 TCN12200693

AFFIDAVIT OF PUBLICATION

Laura Archer
Southern Grove Cdd
Southern Grove 1 Community Development
2501 Burns RD
Suite A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

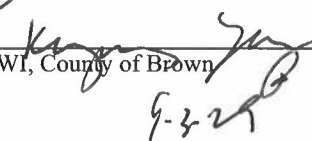
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 04/08/2026
SCN tcpalm.com 04/08/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/08/2026


Legal Clerk


Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$235.20

Tax Amount: \$0.00

Payment Cost: \$235.20

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Notary Public
State of Wisconsin

NOTICE OF RULEMAKING

REGARDING THE REVISED RULES OF PROCEDURE OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS NOS. 4 & 6
In accordance with Chapters 120 and 190, Florida Statutes, the Southern Grove Community Development District No. 4 and Southern Grove Community Development District No. 6 (together the "Districts") each hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rules"). The rule number for the Proposed Rules of each of the Districts is 2026-1. Prior notice of rule development relative to the Proposed Rules was published in the St. Lucie News Tribune on April 1, 2026.

A joint public hearing will be conducted by the Boards of Supervisors (the "Boards") of each of the Districts on May 6, 2026, at 10:30 a.m. at the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

The summary of purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rule-making authority for the adoption of the Proposed Rules includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide any of the Districts with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Special District Services, Inc., 10521 SW Village Center Drive, Suite #203, Port St. Lucie, Florida 34987, (772) 345-5119, or Bsakuma@sdsinc.org (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Boards with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Frank Sakuma, District Manager
Southern Grove Community Development District No. 4
Southern Grove Community Development District No. 6
#12209342; 4/8/2026

RESOLUTION 2026-30

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE SOUTHERN GROVE COMMUNITY DEVELOPMENT
DISTRICT NO. 4 ADOPTING RULES OF PROCEDURE;
PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Southern Grove Community Development District No. 4 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE SOUTHERN GROVE
COMMUNITY DEVELOPMENT DISTRICT NO. 4:**

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall supersede any rules of procedure previously adopted by the District and remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of June, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 4**

Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules of Procedure

EXHIBIT A
RULES OF PROCEDURE

RESOLUTION 2026-30

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE SOUTHERN GROVE COMMUNITY DEVELOPMENT
DISTRICT NO. 6 ADOPTING RULES OF PROCEDURE;
PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Southern Grove Community Development District No. 6 (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE SOUTHERN GROVE
COMMUNITY DEVELOPMENT DISTRICT NO. 6:**

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall supersede any rules of procedure previously adopted by the District and remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of June, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules of Procedure

EXHIBIT A
RULES OF PROCEDURE

**RULES OF PROCEDURE
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 4 AND 6
RULE NO. 2026-01**

EFFECTIVE AS OF JUNE 3, 2026

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Rule 1.0 General.

- (1) The District was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

- (a) Agenda packages for prior 24 months and next meeting;
- (b) Official minutes of meetings, including adopted resolutions of the Board;
- (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
- (d) Adopted engineer's reports;
- (e) Adopted assessment methodologies/reports;
- (f) Adopted disclosure of public financing;
- (g) Limited Offering Memorandum for each financing undertaken by the District;
- (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
- (i) District policies and rules;
- (j) Fiscal year end audits; and
- (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 1 (877) 276-0889. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor’s requests and comments

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (4) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:

- (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
- (i) The proposed rule number;
 - (ii) The full text of the proposed rule or amendment and a summary thereof, unless not required pursuant to Section 120.81(2)(b) of the Florida Statutes or other Florida law;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented or interpreted;
 - (v) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;
 - (vi) A concise summary of the District’s statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;

- (vii) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
 - (viii) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
 - (ix) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
 - (x) The date, time, and location of the public hearing on the proposed rule;
 - (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
 - (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.
- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.

- (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
 - (a) Technical Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of correction (“**Notice of Correction**”) if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
 - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.
 - (b) Substantive Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of change (“**Notice of Change**”) if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:
 - 1. Supported by the record of the public hearing held on the proposed rule;
 - 2. In response to written materials submitted to the District; or

3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.

- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
 - (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager's contact information.
- (9) Petitions to Initiate Rulemaking.
- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
 - (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
 - (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.
 - (ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply

with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.
2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

- (d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

- (a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:
- (i) The date, time, and location of the public hearing; and
 - (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:
 - (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.
 - (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.

- (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
- (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
- (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
- (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.
- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
 - (a) A copy of the rule;
 - (b) Any material incorporated by reference in the rule;

- (c) A detailed written statement of the facts and circumstances justifying the proposed rule;
- (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
- (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
- (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
- (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(14) Petitions to Challenge Rules.

- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In

the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

- (15) Variances and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:
- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District’s rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner’s written request, to process the petition.

- (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.

(16) Review of Adopted Rules.

- (a) By January 1, 2026, District staff shall prepare a report that summarizes the District's existing rules anticipated to be reviewed during the current fiscal year, if any, and the recommended action on each rule (the "**Existing Rule Review Report**"). The Existing Rule Review Report shall be presented to the District's Board at a noticed Board meeting as soon as practicable after preparation by District staff. District staff shall continue to annually prepare an updated Existing Rule Review Report by January 1 of each year until all District rules have been reviewed. The District is not bound to review its existing rules in accordance with the schedule set forth in an Existing Rule Review Report, but is required to complete the review of at least twenty (20%) percent of its existing rules per year until all existing rules have been reviewed in accordance with this Section. In any event, all existing rules of the District shall be reviewed by July 1, 2030.
- (b) Any new rule adopted after July 1, 2025, must be reviewed in the fifth year following adoption. Such review must be completed before the day that marks the sixth year since the adoption of the rule.
- (c) In conducting its rule review process, the District shall determine whether each rule:
 - (i) Is a valid exercise of delegated legislative authority;
 - (ii) Has current statutory authority;
 - (iii) Reiterates or paraphrases statutory material;
 - (iv) Is in proper form;
 - (v) Is consistent with expressed legislative intent pertaining to the specific provisions of law which the rule implements;
 - (vi) Requires a technical or substantive update to reflect current use; and

- (vii) Requires updated references to statutory citations and incorporated materials.
- (d) By April 1 of each year in which a rule review is being undertaken, the District shall adopt a resolution evidencing the completion of rule review and authorizing one of the following actions relative to its rule review (the **“Rule Review Resolution”**):
 - (i) If the District determines that no change is necessary, the District Rule Review Resolution shall include the following information:
 - 1. A copy of the reviewed rule;
 - 2. A written statement of its intended action; and
 - 3. Its assessment of factors specified in Section 16(c) of this Rule.
 - (ii) If the District determines that one or more technical changes are necessary, the District Rule Review Resolution shall include the following information:
 - 1. A copy of the reviewed rule and the recommended technical change or changes coded by underlining new text and striking through deleted text;
 - 2. A written statement of its intended action;
 - 3. Its assessment of the factors specified in Section 16(c) of this Rule; and
 - 4. The facts and circumstances justifying the technical change or changes to the reviewed rule.
 - (iii) If the District determines that the rule requires a substantive change, the District shall promptly initiate rulemaking in accordance with this Rule to make all changes, including any technical changes, and the District Rule Review Resolution shall include the following information:
 - 1. A copy of the reviewed rule;
 - 2. The recommended change or changes coded by underlining new text and striking through deleted text;
 - 3. A written statement of its intended action; and

4. Its assessment of factors specified in Section 16(c) of this Rule.
- (iv) If the District determines that the rule should be repealed, the District shall promptly initiate the repeal the rule in accordance with this Rule, and the District Rule Review Resolution shall include the following information:
 1. A written statement of its intended action; and
 2. Its assessment of factors specified in subsection 16(c) of this Rule.
 - (e) The rule review is completed upon the District’s adoption of the Rule Review Resolution and, if there is a substantive change or repeal of a rule approved the Board, the timely commencement of the rulemaking or rule repeal process set forth in this Rule. Promptly after completion of the rule review, the District shall publish a notice of the completed rule review (“**Notice of Completed Rule Review**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Completed Rule Review shall identify the action taken by the District with respect to the reviewed rule.
- (17) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2)(b), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals” or “RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.
- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) **Evaluation Criteria.** The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) **Public Announcement.** After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) **Request for Proposals.** The Committee shall provide interested firms with a Request for Proposals (“**RFP**”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
 - (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
 - (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
 - (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor’s pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
 - (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - (v) The vendor’s qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- (xii) The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;
- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (1) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of **“goods, supplies, and materials”** do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective June 3, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

SOUTHERN GROVE COMMUNITY
DEVELOPMENTDISTRICTS NOS. 7, 8 & 10
NOTICE OF THE DISTRICTS INTENT TO USE THE UNIFORM METHOD
OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Southern Grove Community Development District No. 7, Southern Grove Community Development District No. 8, and Southern Grove Community Development District No. 10 (collectively, the Districts) intend to use the uniform method of collecting non-ad valorem special assessments to be levied by the Districts pursuant to Section 197.3632, Florida Statutes. The Boards of Supervisors of the Districts will conduct a joint public hearing on June 3, 2026 at 10:30 a.m. at the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (Uniform Method) to be levied by the Districts on the properties located within the boundaries of the Districts.

The Districts may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the Districts, to consist of, among other things, roadways, sanitary sewer system, water distribution system, irrigation/reclaimed water system, stormwater management system, landscaping, hardscape, irrigation, recreational facilities, and/or any other lawful improvements or services of the Districts. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Managers office at 10521 SW Village Center Dr., Suite #203, Port St. Lucie, FL 34987, (561) 630-4922, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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.

B. Frank Sakuma

District Manager

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10

www.southerngrovecdd7.org

www.southerngrovecdd8.org

www.southerngrovecdd10.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 05/06/26, 05/13/26, 05/20/26 & 05/27/26 #12294886

RESOLUTION 2026-31

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 7 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of June, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Legal Description

EXHIBIT "A"

DESCRIPTION: (CDD NO.7)

A PARCEL OF LAND LYING IN SECTIONS 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; BEING A PORTION OF SOUTHERN GROVE PLAT NO. 35, AS RECORDED IN PLAT BOOK 95, PAGE 37, A PORTION OF VILLAGE PARKWAY AND ALL OF PARCELS C AND F, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHERN GROVE PLAT NO. 35, SAID POINT BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (I-95), ALSO BEING SAID WESTERLY LINE OF THOSE LANDS DESCRIBED IN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 311, PAGE 2946, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24729.33 FEET AND WHOSE CENTER BEARS NORTH 57°40'17" EAST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°50'50", A DISTANCE OF 797.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 34°10'33" EAST, A DISTANCE OF 1712.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 6987.97 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°07'22", A DISTANCE OF 1844.41 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE AFOREMENTIONED WESTERLY LINE OF INTERSTATE 95, ALSO BEING THE EASTERLY LINE OF SAID PLAT TO A POINT OF NON-TANGENCY; THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 2689.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 567.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°03'25", A DISTANCE OF 436.37 FEET TO A POINT OF TANGENCY; THENCE SOUTH 25°56'35" WEST, A DISTANCE OF 15.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 332.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°03'41", A DISTANCE OF 371.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°59'43" WEST, A DISTANCE OF 284.41 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID VILLAGE PARKWAY;

EXHIBIT "A"

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 123.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3546.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°56'28", A DISTANCE OF 2410.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 38°56'28" WEST, A DISTANCE OF 387.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 6901.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°59'06", A DISTANCE OF 1563.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 25°57'22" WEST, A DISTANCE OF 363.17 FEET TO A POINT ON THE SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY), SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2075.00 FEET AND WHOSE CHORD BEARS NORTH 62°15'14" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°53'30", A DISTANCE OF 177.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 59°48'29" EAST, A DISTANCE OF 961.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1925.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°45'21", A DISTANCE OF 999.72 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'50" EAST, A DISTANCE OF 1297.78 FEET ((THE PRECEDING FOUR COURSES BEING COINCIDENT WITH SAID SOUTHERLY LINE OF E/W 3 RIGHT-OF-WAY (SW MARSHALL PARKWAY) AND THE NORTHERLY LINE OF SAID PLAT TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 362.33 ACRES MORE OR LESS.

RESOLUTION 2026-31

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 8 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of June, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 8**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Legal Description

EXHIBIT "A"

DESCRIPTION: (CDD NO.8)

A PARCEL OF LAND LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; BEING A PORTION OF SOUTHERN GROVE PLAT NO. 33, AS RECORDED IN PLAT BOOK 91, PAGE 32, ALL OF CONSERVATION TRACT 13 AND ALL OF THAT INDIAN MOUND SITE AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, A PORTION OF SOUTHERN GROVE PLAT NO. 35, AS RECORDED IN PLAT BOOK 95, PAGE 37, A PORTION OF BECKER ROAD AND A PORTION OF VILLAGE PARKWAY AND ALL OF PARCEL G, CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT B OF SAID SOUTHERN GROVE PLAT NO. 35; THENCE SOUTH 04°25'12" EAST, DISTANCE OF 374.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 24381.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°30'14", A DISTANCE OF 1916.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'02" WEST, DISTANCE OF 161.94 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD 9 (INTERSTATE-95), SECTION 94001 - 2412, DATED 6/02/77 WITH THE LAST REVISION OF 9/11/79, SAID LINE ALSO BEING ALONG A PORTION OF THE EASTERLY LINE OF SAID SOUTHERN GROVE PLAT NO. 33) TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BECKER ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 95; THENCE SOUTH 89°57'55" WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BECKER ROAD AND ITS EASTERLY PROLONGATION, DISTANCE OF 2640.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5075.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF BECKER ROAD, THROUGH A CENTRAL ANGLE OF 14°26'20", A DISTANCE OF 1278.93 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3201.00 FEET AND WHOSE CHORD BEARS NORTH 09°35'44" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°09'16", A DISTANCE OF 232.10 FEET TO A POINT OF TANGENCY; THENCE NORTH 11°40'22" EAST, A DISTANCE OF 461.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3969.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°32'02", A DISTANCE OF 1630.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 11°51'40" WEST, A DISTANCE OF 675.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4119.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°51'40", A DISTANCE OF 852.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 194.19 FEET (THE PRECEDING SIX COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ITS SOUTHERLY PROLONGATION) TO A POINT ON THE NORTHERLY LINE OF E/W 4 RIGHT-OF-WAY

EXHIBIT "A"

(PARR DRIVE) CITY OF PORT ST. LUCIE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°59'43" EAST ALONG SAID NORTHERLY LINE OF E/W 4 RIGHT-OF-WAY (PARR DRIVE), A DISTANCE OF 284.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 332.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°03'41", A DISTANCE OF 371.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 25°56'35" EAST, A DISTANCE OF 15.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 567.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°03'25", A DISTANCE OF 436.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 70°00'00" EAST, A DISTANCE OF 2689.74 FEET TO THE INTERSECTION AT THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 6987.97 FEET AND WHOSE CHORD BEARS SOUTH 11°44'11" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, THROUGH A CENTRAL ANGLE OF 14°37'59", A DISTANCE OF 1784.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°25'12" EAST, A DISTANCE OF 1376.59 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 420.29 ACRES MORE OR LESS.

RESOLUTION 2026-31

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 10 (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes* (the “Act”), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197 *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Lucie County for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Lucie County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of June, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

Legal Description

EXHIBIT "A"

DESCRIPTION: (CDD NO.10)

A PARCEL OF LAND LYING IN SECTIONS 15, 22, 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, ALL OF LOTS 2, 3 AND 4, SOUTHERN GROVE PLAT NO. 26, AS RECORDED IN PLAT BOOK 84, PAGE 35, A PORTION OF TOM MACKIE BOULEVARD (TRACT RW-1), SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, WATER MANAGEMENT TRACT-1 (WMT-1), CONSERVATION TRACTS 4 AND 5, SOUTHERN GROVE PLAT NO. 14, AS RECORDED IN PLAT BOOK 71, PAGE 35, UTILITY SITE 4, AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2705, UTILITY SITES 4 AND 5 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SOUTHERN GROVE PLAT NO. 35, AS RECORDED IN PLAT BOOK 95, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°33'50" WEST, A DISTANCE OF 1297.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1925.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°45'21", A DISTANCE OF 999.72 FEET TO A POINT OF TANGENCY; THENCE SOUTH 59°48'29" WEST, A DISTANCE OF 961.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2075.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°44'52", A DISTANCE OF 27.08 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE E/W 3 RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA) TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2899, PAGE 2933; THENCE NORTH 25°57' 22" WEST, A DISTANCE OF 2265.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3747.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°07'06", A DISTANCE OF 1577.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5075.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°30'43", A DISTANCE OF 2259.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 27°20'59" WEST, A DISTANCE OF 66.17 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SW. TRADE CENTER DRIVE (TRACT RW-1) AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 23; THENCE NORTH 73°58'33 EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SW. TRADE CENTER DRIVE (TRACT RW-1) AND ITS EASTERLY EXTENSION, A DISTANCE OF 775.10 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TOM MACKIE BOULEVARD (TRACT RW-1); THENCE NORTH 16°01'27" WEST, A DISTANCE OF 296.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1900.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°57'06", A DISTANCE OF 64.72 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF SAID TOM MACKIE BOULEVARD (TRACT RW-1) TO A POINT ON THE SOUTHERLY LINE OF PARCEL 3, AS SHOWN ON SAID SOUTHERN GROVE PLAT NO. 23; THENCE NORTH 71°12'40" EAST ALONG SAID SOUTHERLY LINE OF PARCEL 3 AND ITS EASTERLY EXTENSION, A DISTANCE OF 1682.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID SOUTHERN GROVE PLAT NO. 32,

EXHIBIT "A"

SAID POINT ALSO BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD 9 (INTERSTATE-95), SECTION 94001-2412, DATED 6/02/77 WITH THE LAST REVISION OF 9/11/79; THENCE SOUTH 18°47'20" EAST, A DISTANCE OF 915.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,749.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°11'10", A DISTANCE OF 1376.26 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°02'34" EAST, A DISTANCE OF 53.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET AND WHOSE CHORD BEARS SOUTH 22°37'36" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°31'59", A DISTANCE OF 661.68 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 65°16'33" EAST, A DISTANCE OF 59.98 FEET; THENCE SOUTH 23°27'14" EAST, A DISTANCE OF 5.99 FEET; THENCE SOUTH 10°06'31" WEST, A DISTANCE OF 72.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET AND WHOSE CHORD BEARS SOUTH 27°47'07" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°16'14", A DISTANCE OF 3569.66 FEET (THE PRECEDING EIGHT COURSES COINCIDENT WITH SAID EASTERLY LINE OF SAID SOUTHERN GROVE PLAT NO. 32, ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD 9 (INTERSTATE-95), SECTION 94001-2412, DATED 6/02/77 WITH THE LAST REVISION OF 9/11/79) TO THE SOUTHEAST CORNER OF SAID SOUTHERN GROVE PLAT NO. 32; THENCE ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, HAVING A RADIUS OF 24,729.33 FEET AND WHOSE CHORD BEARS SOUTH 32°07'29" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°24'30", A DISTANCE OF 176.28 FEET TO A POINT OF NON-TANGENCY AND THE FOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 399.14 ACRES MORE OR LESS.

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10

Tradition Town Hall

10799 SW Civic Lane

REGULAR BOARD MEETING & PUBLIC HEARING

May 6, 2026

10:30 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Southern Grove Community Development District Nos. 1-10 of May 7, 2026, was called to order at 10:35 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on April 13, 2026, and April 20, 2026, as legally required.

Items were taken out of order to establish a quorum prior to any Board actions.

F. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum in all Districts and it was in order to proceed with the meeting.

CDD #'s 1,2,9 (P: present, Zm:Zoom, Abs: Absent)

Melissa Stevens	Zoom
Bill Pittsley – Vice Chair	Present
Bianca Magloire - Chair	Present
Tara Toto	Present (10:55 a.m.)
Tony Piscopo	Present

CDD # 3

Melissa Stevens	Zoom
Bianca Magloire - Chair	Present
Kevin Matyjaszek	Present
Tony Piscopo	Present
Jennifer Davis – Vice Chair	Present

CDD # 4

Kevin Matyjaszek	Present
Jennifer Davis – Chair	Present
Tony Piscopo	Present
(2) Vacant Seats (1 & 3)	

CDD # 5

Bill Pittsley – Chair	Present
Bianca Magloire - Vice Chair	Present
Tony Piscopo	Present
(2) Vacant Seats (1 & 3)	

CDD # 6

Kevin Matyjaszek	Present
Jennifer Davis - Chair	Present
Tony Piscopo - Vice Chair	Present
(2) Vacant Seats (1 & 3)	

CDD #'s 7,8,10

Kevin Matyjaszek	Present
Jennifer Davis - Chair	Present
Peter Crane	Present
Stephen Okiye - Vice Chair	Absent
Elijah Wooten	Absent

STAFF

District Manager: Frank Sakuma / Michael McElligott (Zoom)/ Stephanie Brown

District Counsel: Bennett Davenport (Kutak Rock LLP)

District Engineer: Stef Matthes (Culpepper & Terpening)

Also present was: (See attached sign-in sheet)

C. ACCEPT RESIGNATION OF ELIJAH WOOTEN

Mr. Sakuma notified the Board that a resignation was received from Elijah Wooten for Southern Grove CDD **No. 7/Seat 5; No. 8/Seat 5; No. 10/Seat 5**. A **motion** was made by Ms. Davis, seconded by Mr. Matyjaszek, accepting the resignation of Elijah Wooten. The **motion** passed 4-0.

D. APPOINTMENT TO BOARD VACANCIES

Kristina Ciuperger was nominated to fill the currently vacant Southern Grove CDD **No. 7/Seat 5**, Southern Grove CDD **No. 8/Seat 5** and Southern Grove CDD **No. 10/Seat 5**. A **motion** was made by Ms. Davis, seconded by Mr. Matyjaszek, appointing Kristina Ciuperger to the Southern Grove CDD **No. 7/Seat 5**, Southern Grove CDD **No. 8/Seat 5** and Southern Grove CDD **No. 10/Seat 5** (terms of each seat expiring November 2026). The **motion** passed 3-0.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

District Counsel Bennett Davenport explained to the newly sworn in Board Member that she was a public official and subject to State Ethics Laws, Sunshine Laws, and public records requests.

Mr. Sakuma administered the Oath of Office to Ms. Ciuperger and announced that she was now seated on the aforementioned Boards. Ms. Ciuperger verbally **waived compensation** for attending Board meetings.

G. ELECTION OF OFFICERS

Mr. Sakuma notified the Boards that an officer resolution would be offered for consideration at their next scheduled meeting.

H. ADDITIONS OR DELETIONS TO AGENDA

No additions or deletions were offered.

I. COMMENTS FROM THE PUBLIC FOR DISTRICT ITEMS NOT ON THE AGENDA

There were no comments from the public.

At 10:41 a.m., the Regular Board Meeting was recessed and the Public Hearing adopting the Uniform Method of Collection was convened.

J. PUBLIC HEARING – ADOPTING UNIFORM METHOD OF COLLECTION

1. Proof of Publication

Proof of publication was presented that showed notice of the Public Hearing Adopting Uniform Method of Collection had been published in the *St. Lucie News Tribune* on 4/13/2026 & 4/20/2026, as legally required.

2. Receive Public Comments on Use of the Uniform Method of Collection

There were no comments from the public.

3. Consider Resolution No. 2026-26 – Adopting Uniform Method of Collection

Resolution No. 2026-26 was presented entitled:

RESOLUTION 2026-26

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-6 & 9 EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Davenport provided an overview of the Uniform Method of Collection and was available to answer any questions from the Board.

After Board discussion, a **motion** was made by Southern Grove CDD Nos. 1,2 and 9, Mr. Piscopo, seconded by Ms. Magloire, adopting Resolution 2026-26 Uniform Method of Collection as presented. The **motion** passed 4-0.

A **motion** was made by Southern Grove CDD No. 3, Ms. Davis, seconded by Mr. Matyjaszek, adopting Resolution 2026-26 Uniform Method of Collection as presented. The **motion** passed 5-0.

A **motion** was made by Southern Grove CDD No. 4, Ms. Davis, seconded by Mr. Matyjaszek, adopting Resolution 2026-26 Uniform Method of Collection as presented. The **motion** passed 3-0.

A **motion** was made by Southern Grove CDD No. 5, Ms. Casey, seconded by Ms. Bergollo, adopting Resolution 2026-26 Uniform Method of Collection as presented. The **motion** passed 4-0.

A **motion** was made by Southern Grove CDD No. 6, Ms. Davis, seconded by Mr. Matyjaszek, adopting Resolution 2026-26 Uniform Method of Collection as presented. The **motion** passed 3-0.

At 10:45 a.m. the Public Hearing was closed on a **motion** made by Southern Grove CDD No. 1, Mr. Pittsley, seconded by Ms. Magloire. The motion passed 4-0.

At 10:45 a.m. concurrent with the closure of the Public Hearing on the Uniform Method, the Public Hearing on the Levy of Non-Ad Valorem Assessments was convened.

K. PUBLIC HEARING – LEVY OF NON-AD VALOREM ASSESSMENTS

1. Proof of Publication

Proof of publication was presented that showed notice of the Public Hearing on the Levy of Non-Ad Valorem Assessments had been published in the *St. Lucie News Tribune* on 4/13/2026 & 4/20/2026, as legally required.

2. Receive Public Comments on Levy of Non-Ad Valorem Assessments

The following members of the public addressed the Board: Carolyn Skok, Pat O'Brien and Jonathan Quevedo. The comments were related to the mailed notice of the public hearing. No comments were offered in support or opposition to the resolution.

3. Consider Resolution No. 2026-27 – Levy of Non-Ad Valorem Assessments

Resolution No. 2026-27 was presented entitled:

RESOLUTION 2026-27

A RESOLUTION OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION FOR THE DISTRICT OR THE ISSUER DISTRICT TO ISSUE SPECIAL ASSESSMENT BONDS AND TO LEVY SPECIAL ASSESSMENTS IN CONNECTION THEREWITH; MAKING PROVISIONS

FOR TRANSFERS OF REAL PROPERTY TO HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATION AND/OR GOVERNMENTAL ENTITIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS, RATIFICATION OF PRIOR ACTIONS, AND AN EFFECTIVE DATE.

Mr. Davenport provided an overview of the Levy of Non-Ad Valorem Assessments and was available to answer any questions from the Board.

After Board discussion, a **motion** was made by Southern Grove CDD Nos. 1, 2 and 9, Mr. Pittsley, seconded by Ms. Magloire, adopting Resolution 2026-27 Levy of Non-Ad Valorem Assessments as presented. The **motion** passed 4-0.

A **motion** was made by Southern Grove CDD No. 3, Ms. Davis, seconded by Mr. Matyjaszek, adopting Resolution 2026-27 Levy of Non-Ad Valorem Assessments as presented. The **motion** passed 5-0.

A **motion** was made by Southern Grove CDD No. 4, Ms. Davis, seconded by Mr. Matyjaszek, adopting Resolution 2026-27 Levy of Non-Ad Valorem Assessments as presented. The **motion** passed 3-0.

A **motion** was made by Southern Grove CDD No. 5, Ms. Casey, seconded by Ms. Bergollo, adopting Resolution 2026-27 Levy of Non-Ad Valorem Assessments as presented. The **motion** passed 4-0.

A **motion** was made by Southern Grove CDD No. 6, Ms. Davis, seconded by Mr. Matyjaszek, adopting Resolution 2026-27 Levy of Non-Ad Valorem Assessments as presented. The **motion** passed 3-0.

A **motion** was made by Southern Grove CDD Nos. 7, 8 and 10, Ms. Davis, seconded by Ms. Ciuperber, adopting Resolution 2026-27 Levy of Non-Ad Valorem Assessments as presented. The **motion** passed 4-0.

At 10:52 a.m. the Public Hearing was closed on a **motion** made by Southern Grove CDD No. 1, Mr. Pittsley, seconded by Ms. Magloire. The motion passed 4-0.

At 10:52 a.m. concurrent with the closure of the Public Hearing on the Levy of Non-Ad Valorem Assessments, the Regular Board meeting was reconvened.

L. CONSENT ITEMS

- 1. Consider Approval of April 1, 2026 Regular Board Meeting Minutes (CDDs 1-3, 5, & 7-10)**
- 2. Consider Approval of April 3, 2026 Special Board Meeting Minutes (4 & 6)**
- 3. Consider Approval of Agreement for Stormwater Improvement Repair Services with Underwater Engineering Services, Inc.**
- 4. Consider Approval of Agreement for Pressure Washing Services with Florida Coast Power Washing LLC**
- 5. Consider Approval of Agreement for Excavation Services with Armadillo Dirt Works LLC**

A **motion** was made by SG CDD No. 1 Mr. Pittsley, seconded by Mr. Piscopo, and passed by CDD No.1 approving the above Consent Agenda Items 1 through 5.

M. OLD BUSINESS

There was no old business to come before the Board.

N. NEW BUSINESS

1. Consideration of Matters Relating to Series 2026 Bonds

- **Consider Approval of Trustee for the SG 2026 Bond Series**

A **motion** was made by Southern Grove CDD No. 5, Ms. Magloire, seconded by Mr. Pittsley, approving U.S. Bank as Trustee for the SG 2026 Bond Series. The **motion** passed 4-0.

- **Presentation of Supplemental Engineer's Report**

Mr. Matthes was available to answer questions from the Board. A **motion** was made by Southern Grove CDD No. 5, Ms. Magloire, seconded by Mr. Pittsley, approving the Supplemental Engineer's Report as presented. The **motion** passed 4-0.

- **Presentation of Supplemental Assessment Methodology Report**

Mr. Sakuma was available to answer questions from the Board. A **motion** was made by Southern Grove CDD No. 5, Ms. Magloire, seconded by Mr. Pittsley, approving the Supplemental Assessment Methodology Report as updated and presented in hard copy at the meeting. The **motion** passed 4-0.

- **Consider Resolution No. 2026-28 – Supplemental Assessment Resolution (CDD No. 1,3,5,7,9 & 10)**

Resolution No. 2026-28 was presented entitled:

RESOLUTION 2026-28

A RESOLUTION OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 ACKNOWLEDGING THE SPECIFIC TERMS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT BONDS, SERIES 2026 (COMMUNITY INFRASTRUCTURE); CONFIRMING SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5'S PROVISION OF THE 2026 CI PROJECT; CONFIRMING A SUPPLEMENTAL ENGINEER'S REPORT RELATING TO THE 2026 CI PROJECT; CONFIRMING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT RELATING TO THE 2026 CI ASSESSMENTS; CONFIRMING THE ALLOCATION AND AUTHORIZING THE COLLECTION OF 2026 CI ASSESSMENTS IN CONNECTION WITH THE SERIES 2026 BONDS; AUTHORIZING A JOINDER TO A SUPPLEMENTAL TRUST INDENTURE RELATING TO THE SERIES 2026 BONDS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1, 2, 3

& 9 DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Davenport provided an overview of the Supplemental Assessment Resolution and was available to answer any questions from the Board.

After Board discussion, a **motion** was made by Southern Grove CDD Nos. 1 and 9, Mr. Pittsley, seconded by Ms. Magloire, adopting Resolution 2026-28 Supplemental Assessment Resolution as presented. The **motion** passed 5-0.

A **motion** was made by Southern Grove CDD No. 3, Ms. Davis, seconded by Mr. Matyjaszek, adopting Resolution 2026-28 Supplemental Assessment Resolution as presented. The **motion** passed 5-0.

A **motion** was made by Southern Grove CDD No. 5, Ms. Bergollo, seconded by Ms. Casey, adopting Resolution 2026-28 Supplemental Assessment Resolution as presented. The **motion** passed 4-0.

A **motion** was made by Southern Grove CDD Nos. 7 and 10, Ms. Davis, seconded by Mr. Matyjaszek, adopting Resolution 2026-28 Supplemental Assessment Resolution as presented. The **motion** passed 4-0.

2. Consider Adopting Resolution 2026-29; Setting a Public Hearing for Intent to Use Uniform Method of Collection (CDDs No. 7, 8, & 10)

Resolution No. 2026-29 was presented entitled:

RESOLUTION 2026-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8 & 10 DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

Mr. Davenport provided an overview of the resolution and was available to answer any questions from the Board.

After Board discussion, a **motion** was made by Southern Grove CDD Nos. 7, 8 and 10, Ms. Davis, seconded by Mr. Matyjaszek, adopting Resolution 2026-29 Setting a Public Hearing for Intent to Use Uniform Method of Collection as presented. The **motion** passed 4-0.

- 3. Consider Approval of Work Authorization No. WA-19-144-259 – Tambone SG 7.36 Acres**
- 4. Consider Approval of Work Authorization No. WA-19-144-260 – Southern Grove Plat No. 50**

After Board discussion, a **motion** was made by Southern Grove CDD No. 1, Mr. Pittsley, seconded by Ms. Magloire, approving both Work Authorization No. WA-19-144-259 and Work Authorization No. WA-19-144-260 as presented. The **motion** passed 5-0.

O. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma reminded Board Members to file their Form 1 by July 1, 2026.

2. Attorney's Report

There was no Attorney's Report.

3. Engineer's Report

There was no Engineer's Report.

4. Financial Report

Mr. Sakuma notified the Board that the financial report was provided in the meeting package, and Mr. McElligott was available to answer any questions.

5. Founder's Report

There was no Founder's Report.

P. BOARD MEMBER COMMENTS

There were no further Board Member comments.

Q. ADJOURNMENT

There being no further business to come before the Board, SG CDD Nos. 1,2 , and 9, Mr. Pittsley, seconded Ms. Magloire, made a **motion** to adjourn. The meeting was adjourned at 11:03 a.m. with no objections.

There being no further business to come before the Board, SG CDD No. 3, Ms. Davis, seconded Mr. Matyjaszek, made a **motion** to adjourn. The meeting was adjourned at 11:03 a.m. with no objections.

There being no further business to come before the Board, SG CDD No. 4, Ms. Davis, seconded Mr. Crane, made a **motion** to adjourn. The meeting was adjourned at 11:03 a.m. with no objections.

There being no further business to come before the Board, SG CDD No. 5, Ms. Bergollo, seconded by Ms. Casey, made a **motion** to adjourn. The meeting was adjourned at 11:03 a.m. with no objections.

There being no further business to come before the Board, SG CDD No. 6, Ms. Davis, seconded Mr. Matyjaszek, made a **motion** to adjourn. The meeting was adjourned at 11:03 a.m. with no objections.

There being no further business to come before the Board, SG CDD Nos. 7, 8, and 10, Ms. Davis, seconded Mr. Matyjaszek, made a **motion** to adjourn. The meeting was adjourned at 11:03 a.m. with no objections.

Secretary (B. Frank Sakuma, Jr.)

Chair/Vice-Chair

Print Name

RESOLUTION 2026-32

[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Grove Community Development District No. 1 (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 5, 2026
TIME: 10:30 A.M.
LOCATION: Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect

immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 1**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-32

[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2 APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Grove Community Development District No. 2 (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 5, 2026
TIME: 10:30 A.M.
LOCATION: Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 2**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-32
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Grove Community Development District No. 3 (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 5, 2026
TIME: 10:30 A.M.
LOCATION: Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-32
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4 APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Grove Community Development District No. 4 (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 4:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 5, 2026
TIME: 10:30 A.M.
LOCATION: Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 4**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-32
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Grove Community Development District No. 5 (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 5, 2026
TIME: 10:30 A.M.
LOCATION: Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-32
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6 APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Grove Community Development District No. 6 (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 5, 2026
TIME: 10:30 A.M.
LOCATION: Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-32
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7 APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Grove Community Development District No. 7 (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 5, 2026
TIME: 10:30 A.M.
LOCATION: Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-32
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8 APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Grove Community Development District No. 8 (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 5, 2026
TIME: 10:30 A.M.
LOCATION: Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 8**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-32
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9 APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Grove Community Development District No. 9 (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 5, 2026
TIME: 10:30 A.M.
LOCATION: Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-32
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10 APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Grove Community Development District No. 10 (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 5, 2026
TIME: 10:30 A.M.
LOCATION: Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Southern Grove Community Development Districts #1-10

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS #1-10
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	CDD 1	CDD 2	CDD 3	CDD 4	CDD 5	CDD 6	CDD 7	CDD 8	CDD 9	CDD 10	TOTAL
REVENUES											
ON-ROLL ASSESSMENTS - DEBT	\$ 31,950.56	\$ 428,446.22	\$ 451,200.93	\$ 508,993.85	\$ 577,929.19	\$ 216,371.05	\$ 508,993.85	\$ 451,200.93	\$ 216,371.05	\$ 459,591.30	\$ 3,851,048.91
ON-ROLL ASSESSMENTS - Admin	\$ 78,647.39	\$ 78,647.39	\$ 78,647.39	\$ 78,647.39	\$ 78,647.39	\$ 78,647.39	\$ 78,647.39	\$ 78,647.39	\$ 78,647.39	\$ 78,647.39	\$ 786,473.91
ON-ROLL ASSESSMENTS - Maintenance	\$ 12,223.22	\$ 163,909.33	\$ 172,614.52	\$ 194,724.18	\$ 221,096.55	\$ 82,776.39	\$ 194,724.18	\$ 172,614.52	\$ 82,776.39	\$ 175,824.40	\$ 1,473,283.70
OTHER REVENUES	\$ 1,244.49	\$ 16,688.16	\$ 17,574.47	\$ 19,825.53	\$ 22,510.59	\$ 8,427.74	\$ 19,825.53	\$ 17,574.47	\$ 8,427.74	\$ 17,901.28	\$ 150,000.00
STORMWATER	\$ 10,785.56	\$ 144,630.75	\$ 152,312.06	\$ 171,821.24	\$ 195,091.77	\$ 73,040.45	\$ 171,821.24	\$ 152,312.06	\$ 73,040.45	\$ 155,144.41	\$ 1,300,000.00
CARRY OVER FUNDS FROM PRIOR YEAR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 134,851.22	\$ 832,321.86	\$ 872,349.37	\$ 974,012.18	\$ 1,095,275.49	\$ 459,263.03	\$ 974,012.18	\$ 872,349.37	\$ 459,263.03	\$ 887,108.78	\$ 7,560,806.52
	\$ 90,870.62	\$ 242,556.72	\$ 251,261.91	\$ 273,371.57	\$ 299,743.95	\$ 161,423.78	\$ 273,371.57	\$ 251,261.91	\$ 161,423.78	\$ 254,471.79	
EXPENDITURES - ADMIN											
ARBITRAGE REBATE FEE	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 6,500.00
AUDIT	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 60,000.00
DISSEMINATION AGENT	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 4,000.00
DISTRICT COUNSEL	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 60,000.00
MANAGEMENT	\$ 7,850.60	\$ 7,850.60	\$ 7,850.60	\$ 7,850.60	\$ 7,850.60	\$ 7,850.60	\$ 7,850.60	\$ 7,850.60	\$ 7,850.60	\$ 7,850.60	\$ 78,506.00
ASSESSMENT ROLL	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 6,000.00
TIF/SAD REBATE ANALYSIS	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 110,000.00
DUES, LICENSES & FEES	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 1,750.00
ENGINEERING	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$ 175,000.00
GENERAL INSURANCE	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 65,000.00
WEB SITE MAINTENANCE	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 7,500.00
LEGAL ADVERTISING	\$ 530.00	\$ 530.00	\$ 530.00	\$ 530.00	\$ 530.00	\$ 530.00	\$ 530.00	\$ 530.00	\$ 530.00	\$ 530.00	\$ 5,300.00
TRAVEL AND PER DIEM	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 600.00
OFFICE SUPPLIES	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 140.00	\$ 1,400.00
OFFICE RENT	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 52,000.00
POSTAGE & SHIPPING	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,000.00
COPIES	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 2,500.00
SUPERVISOR FEES	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 24,000.00
CONTINGENCY ADMIN	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 50,000.00
TRUSTEE SERVICES	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 12,500.00
TOTAL ADMINISTRATIVE EXPENSES	\$ 72,355.60	\$ 72,355.60	\$ 72,355.60	\$ 72,355.60	\$ 72,355.60	\$ 72,355.60	\$ 72,355.60	\$ 72,355.60	\$ 72,355.60	\$ 72,355.60	\$ 723,556.00

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS #1-10
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	CDD 1	CDD 2	CDD 3	CDD 4	CDD 5	CDD 6	CDD 7	CDD 8	CDD 9	CDD 10	TOTAL
EXPENDITURES - MAINTENANCE											
AQUATIC MAINTENANCE	\$ 829.66	\$ 11,125.44	\$ 11,716.31	\$ 13,217.02	\$ 15,007.06	\$ 5,618.50	\$ 13,217.02	\$ 11,716.31	\$ 5,618.50	\$ 11,934.19	\$ 100,000.00
BUILDING MAINTENANCE	\$ 1,659.32	\$ 22,250.88	\$ 23,432.63	\$ 26,434.04	\$ 30,014.12	\$ 11,236.99	\$ 26,434.04	\$ 23,432.63	\$ 11,236.99	\$ 23,868.37	\$ 200,000.00
COMMUNITY AREA MAINTENANCE	\$ 1,468.50	\$ 19,692.03	\$ 20,737.87	\$ 23,394.12	\$ 26,562.49	\$ 9,944.74	\$ 23,394.12	\$ 20,737.87	\$ 9,944.74	\$ 21,123.51	\$ 177,000.00
TIM OPERATIONS	\$ 3,235.67	\$ 43,389.22	\$ 45,693.62	\$ 51,546.37	\$ 58,527.53	\$ 21,912.14	\$ 51,546.37	\$ 45,693.62	\$ 21,912.14	\$ 46,543.32	\$ 390,000.00
CONTINGENCY	\$ 1,494.22	\$ 20,036.92	\$ 21,101.08	\$ 23,803.85	\$ 27,027.71	\$ 10,118.91	\$ 23,803.85	\$ 21,101.08	\$ 10,118.91	\$ 21,493.47	\$ 180,100.00
DEVELOPMENT COORDINATOR	\$ 284.45	\$ 3,814.36	\$ 4,016.94	\$ 4,531.45	\$ 5,145.17	\$ 1,926.30	\$ 4,531.45	\$ 4,016.94	\$ 1,926.30	\$ 4,091.64	\$ 34,285.00
ELECTRIC	\$ 207.41	\$ 2,781.36	\$ 2,929.08	\$ 3,304.25	\$ 3,751.76	\$ 1,404.62	\$ 3,304.25	\$ 2,929.08	\$ 1,404.62	\$ 2,983.55	\$ 25,000.00
ENGINEERING - MAINT.	\$ 1,451.90	\$ 19,469.52	\$ 20,503.55	\$ 23,129.78	\$ 26,262.35	\$ 9,832.37	\$ 23,129.78	\$ 20,503.55	\$ 9,832.37	\$ 20,884.82	\$ 175,000.00
FIELD MANAGEMENT	\$ 1,510.28	\$ 20,252.31	\$ 21,327.91	\$ 24,059.73	\$ 27,318.25	\$ 10,227.69	\$ 24,059.73	\$ 21,327.91	\$ 10,227.69	\$ 21,724.51	\$ 182,036.00
FOUNTAIN MAINTENANCE & CHEMICALS	\$ 33.19	\$ 445.02	\$ 468.65	\$ 528.68	\$ 600.28	\$ 224.74	\$ 528.68	\$ 468.65	\$ 224.74	\$ 477.37	\$ 4,000.00
IRRIGATION PARTS & REPAIRS	\$ 165.93	\$ 2,225.09	\$ 2,343.26	\$ 2,643.40	\$ 3,001.41	\$ 1,123.70	\$ 2,643.40	\$ 2,343.26	\$ 1,123.70	\$ 2,386.84	\$ 20,000.00
IRRIGATION WATER	\$ 16.59	\$ 222.51	\$ 234.33	\$ 264.34	\$ 300.14	\$ 112.37	\$ 264.34	\$ 234.33	\$ 112.37	\$ 238.68	\$ 2,000.00
LANDSCAPE MAINTENANCE	\$ 2,746.17	\$ 36,825.21	\$ 38,780.99	\$ 43,748.33	\$ 49,673.37	\$ 18,597.22	\$ 43,748.33	\$ 38,780.99	\$ 18,597.22	\$ 39,502.15	\$ 331,000.00
SIDEWALK CLEANING AND REPAIR	\$ 248.90	\$ 3,337.63	\$ 3,514.89	\$ 3,965.11	\$ 4,502.12	\$ 1,685.55	\$ 3,965.11	\$ 3,514.89	\$ 1,685.55	\$ 3,580.26	\$ 30,000.00
SIGNAGE	\$ 82.97	\$ 1,112.54	\$ 1,171.63	\$ 1,321.70	\$ 1,500.71	\$ 561.85	\$ 1,321.70	\$ 1,171.63	\$ 561.85	\$ 1,193.42	\$ 10,000.00
STORMWATER CONTROL	\$ 7,259.51	\$ 97,347.62	\$ 102,517.73	\$ 115,648.91	\$ 131,311.77	\$ 49,161.84	\$ 115,648.91	\$ 102,517.73	\$ 49,161.84	\$ 104,424.12	\$ 875,000.00
STREETLIGHT MAINTENANCE AND REPAIR	\$ 165.93	\$ 2,225.09	\$ 2,343.26	\$ 2,643.40	\$ 3,001.41	\$ 1,123.70	\$ 2,643.40	\$ 2,343.26	\$ 1,123.70	\$ 2,386.84	\$ 20,000.00
TREE/PLANT REPLACEMENT & TRIM	\$ 414.83	\$ 5,562.72	\$ 5,858.16	\$ 6,608.51	\$ 7,503.53	\$ 2,809.25	\$ 6,608.51	\$ 5,858.16	\$ 2,809.25	\$ 5,967.09	\$ 50,000.00
TOTAL MAINTENANCE EXPENSES	\$ 23,275.42	\$ 312,115.49	\$ 328,691.89	\$ 370,793.01	\$ 421,011.19	\$ 157,622.48	\$ 370,793.01	\$ 328,691.89	\$ 157,622.48	\$ 334,804.13	\$ 2,805,421.00
Total Expenditures	\$ 95,631.02	\$ 384,471.09	\$ 401,047.49	\$ 443,148.61	\$ 493,366.79	\$ 229,978.08	\$ 443,148.61	\$ 401,047.49	\$ 229,978.08	\$ 407,159.73	\$ 3,528,977.00
EXCESS / (SHORTFALL)	\$ 39,220.21	\$ 447,850.76	\$ 471,301.88	\$ 530,863.57	\$ 601,908.70	\$ 229,284.95	\$ 530,863.57	\$ 471,301.88	\$ 229,284.95	\$ 479,949.05	\$ 4,031,829.52
PAYMENTS TO TRUSTEE	\$ (29,394.51)	\$ (394,170.53)	\$ (415,104.85)	\$ (468,274.34)	\$ (531,694.85)	\$ (199,061.36)	\$ (468,274.34)	\$ (415,104.85)	\$ (199,061.36)	\$ (422,824.00)	\$ (3,542,965.00)
BALANCE	\$ 9,825.69	\$ 53,680.24	\$ 56,197.03	\$ 62,589.23	\$ 70,213.85	\$ 30,223.59	\$ 62,589.23	\$ 56,197.03	\$ 30,223.59	\$ 57,125.05	\$ 488,864.52
COUNTY APPRAISER & TAX COLLECTOR FEE	\$ (4,912.85)	\$ (26,840.12)	\$ (28,098.51)	\$ (31,294.62)	\$ (35,106.93)	\$ (15,111.79)	\$ (31,294.62)	\$ (28,098.51)	\$ (15,111.79)	\$ (28,562.52)	\$ (244,432.26)
DISCOUNTS FOR EARLY PAYMENTS	\$ (4,912.85)	\$ (26,840.12)	\$ (28,098.51)	\$ (31,294.62)	\$ (35,106.93)	\$ (15,111.79)	\$ (31,294.62)	\$ (28,098.51)	\$ (15,111.79)	\$ (28,562.52)	\$ (244,432.26)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1-10 RECAP
FISCAL YEAR 2026/2027
OCTOBER 1, 2026- SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2025/2026 6 month Actuals 3/31/26	FISCAL YEAR 2026/2027 PROPOSED BUDGET	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - DEBT (Combined)	3,170,300	2,953,576	3,851,049	
ON-ROLL ASSESSMENTS - Administrative	751,622	715,119	786,474	
ON-ROLL ASSESSMENTS - Maintenance	1,532,319	1,457,900	1,473,284	
STORMWATER	1,200,000	1,356,131	1,300,000	
OTHER INCOME	150,000	175,945	150,000	
Total Revenues	\$ 6,804,241	\$ 6,658,670	\$ 7,560,807	
EXPENDITURES - ADMIN				
ARBITRAGE FEE	6,500	0	6,500	No Change
AUDIT	60,000	0	60,000	No Change
DISSEMINATION AGENT	4,000	0	4,000	No Change
DISTRICT COUNSEL	60,000	49,384	60,000	No Change
MANAGEMENT	76,442	38,221	78,506	CPI increase per agreement
ASSESSMENT ROLL	6,000	0	6,000	No Change
TIF/SAD REBATE ANALYSIS	110,000	0	110,000	Funded by Other Income
DUES, LICENSES & FEES	1,750	2,000	1,750	No Change
ENGINEERING	175,000	92,614	175,000	No Change
GENERAL INSURANCE	65,000	104,638	65,000	No Change
WEB SITE MAINTENANCE	7,500	3,750	7,500	No Change
LEGAL ADVERTISING	5,300	2,167	5,300	Increase
TRAVEL AND PER DIEM	600	106	600	No Change
OFFICE SUPPLIES	1,400	2,564	1,400	No Change
OFFICE RENT	22,000	65,105	52,000	New lease
POSTAGE & SHIPPING	1,000	4	1,000	No Change
COPIES	2,500	0	2,500	No Change
SUPERVISOR FEES	24,000	0	24,000	No Change
CONTINGENCY ADMIN	50,000	7,035	50,000	No Change
TRUSTEE SERVICES	12,500	8,278	12,500	No Change
TOTAL ADMIN EXPENSES	691,492	375,864	723,556	

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1-10 RECAP
FISCAL YEAR 2026/2027
OCTOBER 1, 2026- SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2025/2026 6 month Actuals 3/31/26	FISCAL YEAR 2026/2027 PROPOSED BUDGET	COMMENTS
EXPENDITURES - MAINT				
AQUATIC MAINTENANCE	100,000	0	100,000	No Change
BUILDING MAINTENANCE	200,000	0	200,000	No Change
COMMUNITY AREA MAINTENANCE	177,000	62,279	177,000	Increase per estimate
TIM OPERATIONS	650,000	0	390,000	Reduced per agreement
CONTINGENCY	180,100	0	180,100	Increase per estimate
DEVELOPMENT COORDINATOR	33,383	16,692	34,285	CPI increase per agreement
ELECTRIC	25,000	6,347	25,000	No Change
ENGINEERING - MAINT.	175,000	0	175,000	No Change
FIELD MANAGEMENT	177,250	38,625	182,036	CPI increase per agreement
FOUNTAIN MAINTENANCE & CHEMICALS	4,000	3,810	4,000	No Change
IRRIGATION PARTS & REPAIRS	20,000	3,604	20,000	No Change
IRRIGATION WATER	2,000	0	2,000	No Change
LANDSCAPE MAINTENANCE	331,000	196,338	331,000	No Change
SIDEWALK CLEANING AND REPAIR	30,000	41,276	30,000	No Change
SIGNAGE	10,000	0	10,000	No Change
STORMWATER CONTROL	575,000	306,966	875,000	C-23 Canal Major Repairs
STREETLIGHT MAINTENANCE AND REPAIR	20,000	0	20,000	No Change
TREE/PLANT REPLACEMENT & TRIM	50,000	0	50,000	No Change
TOTAL MAINTENANCE EXPENSES	2,759,733	675,937	2,805,421	
Total Expenditures	\$ 3,451,225	\$ 1,051,801	\$ 3,528,977	
EXCESS / (SHORTFALL)	\$ 3,353,016	\$ 5,606,869	\$ 4,031,830	
PAYMENTS TO TRUSTEE	(2,916,676)	(2,781,947)	(3,542,965)	
CAPITAL OUTLAY	-	-	-	
BALANCE	\$ 436,339	\$ 2,824,922	\$ 488,865	
COUNTY APPRAISER & TAX COLLECTOR FEE	(218,170)		(244,432)	
DISCOUNTS FOR EARLY PAYMENTS	(218,170)	(208,982)	(244,432)	
		(200,253)		
NET EXCESS / (SHORTFALL)	\$ -	\$ 2,415,688	\$ -	

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	26,303	31,951
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	12,713	12,223
DEVELOPER CONTRIBUTION/BONDS - TIM	1,244	1,244
STORMWATER	9,956	10,786
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 125,378	\$ 134,851
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	5,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #1
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	830	830
BUILDING MAINTENANCE	1,659	1,659
COMMUNITY AREA MAINTENANCE	1,468	1,468
TIM OPERATIONS	5,393	3,236
CONTINGENCY	1,494	1,494
DEVELOPMENT COORDINATOR	277	284
ELECTRIC	207	207
ENGINEERING - MAINT.	1,452	1,452
FIELD MANAGEMENT	1,471	1,510
FOUNTAIN MAINTENANCE & CHEMICALS	33	33
IRRIGATION PARTS & REPAIRS	166	166
IRRIGATION WATER	17	17
LANDSCAPE MAINTENANCE	2,746	2,746
SIDEWALK CLEANING AND REPAIR	249	249
SIGNAGE	83	83
STORMWATER CONTROL	4,771	7,260
STREETLIGHT MAINTENANCE AND REPAIR	166	166
TREE/PLANT REPLACEMENT & TRIM	415	415
TOTAL MAINTENANCE EXPENSES	22,896	23,275
Total Expenditures	\$ 92,046	\$ 95,631
EXCESS / (SHORTFALL)	\$ 33,333	\$ 39,220
PAYMENTS TO TRUSTEE	(24,198)	(29,395)
BALANCE	\$ 9,134	\$ 9,826
COUNTY APPRAISER & TAX COLLECTOR FEE	(4,567)	(4,913)
DISCOUNTS FOR EARLY PAYMENTS	(4,567)	(4,913)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	352,710	428,446
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	170,477	163,909
DEVELOPER CONTRIBUTION/BONDS - TIM	16,688	16,688
STORMWATER	133,505	144,631
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 748,543	\$ 832,322
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	5,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #2
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,125	11,125
BUILDING MAINTENANCE	22,251	22,251
COMMUNITY AREA MAINTENANCE	19,692	19,692
TIM OPERATIONS	72,315	43,389
CONTINGENCY	20,037	20,037
DEVELOPMENT COORDINATOR	3,714	3,814
ELECTRIC	2,781	2,781
ENGINEERING - MAINT.	19,470	19,470
FIELD MANAGEMENT	19,720	20,252
FOUNTAIN MAINTENANCE & CHEMICALS	445	445
IRRIGATION PARTS & REPAIRS	2,225	2,225
IRRIGATION WATER	223	223
LANDSCAPE MAINTENANCE	36,825	36,825
SIDEWALK CLEANING AND REPAIR	3,338	3,338
SIGNAGE	1,113	1,113
STORMWATER CONTROL	63,971	97,348
STREETLIGHT MAINTENANCE AND REPAIR	2,225	2,225
TREE/PLANT REPLACEMENT & TRIM	5,563	5,563
TOTAL MAINTENANCE EXPENSES	307,033	312,115
Total Expenditures	\$ 376,182	\$ 384,471
EXCESS / (SHORTFALL)	\$ 372,361	\$ 447,851
PAYMENTS TO TRUSTEE	(324,493)	(394,171)
BALANCE	\$ 47,868	\$ 53,680
COUNTY APPRAISER & TAX COLLECTOR FEE	(23,934)	(26,840)
DISCOUNTS FOR EARLY PAYMENTS	(23,934)	(26,840)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	371,442	451,201
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	179,531	172,615
DEVELOPER CONTRIBUTION/BONDS - TIM	17,574	17,574
STORMWATER	140,596	152,312
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 784,306	\$ 872,349
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	5,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #3
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,716	11,716
BUILDING MAINTENANCE	23,433	23,433
COMMUNITY AREA MAINTENANCE	20,738	20,738
TIM OPERATIONS	76,156	45,694
CONTINGENCY	21,101	21,101
DEVELOPMENT COORDINATOR	3,911	4,017
ELECTRIC	2,929	2,929
ENGINEERING - MAINT.	20,504	20,504
FIELD MANAGEMENT	20,767	21,328
FOUNTAIN MAINTENANCE & CHEMICALS	469	469
IRRIGATION PARTS & REPAIRS	2,343	2,343
IRRIGATION WATER	234	234
LANDSCAPE MAINTENANCE	38,781	38,781
SIDEWALK CLEANING AND REPAIR	3,515	3,515
SIGNAGE	1,172	1,172
STORMWATER CONTROL	67,369	102,518
STREETLIGHT MAINTENANCE AND REPAIR	2,343	2,343
TREE/PLANT REPLACEMENT & TRIM	5,858	5,858
TOTAL MAINTENANCE EXPENSES	323,339	328,692
Total Expenditures	\$ 392,488	\$ 401,047
EXCESS / (SHORTFALL)	\$ 391,818	\$ 471,302
PAYMENTS TO TRUSTEE	(341,727)	(415,105)
BALANCE	\$ 50,091	\$ 56,197
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,045)	(28,099)
DISCOUNTS FOR EARLY PAYMENTS	(25,045)	(28,099)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	419,019	508,994
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	202,527	194,724
DEVELOPER CONTRIBUTION/BONDS - TIM	19,826	19,826
STORMWATER	158,604	171,821
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 875,138	\$ 974,012
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	5,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #4
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	13,217	13,217
BUILDING MAINTENANCE	26,434	26,434
COMMUNITY AREA MAINTENANCE	23,394	23,394
TIM OPERATIONS	85,911	51,546
CONTINGENCY	23,804	23,804
DEVELOPMENT COORDINATOR	4,412	4,531
ELECTRIC	3,304	3,304
ENGINEERING - MAINT.	23,130	23,130
FIELD MANAGEMENT	23,427	24,060
FOUNTAIN MAINTENANCE & CHEMICALS	529	529
IRRIGATION PARTS & REPAIRS	2,643	2,643
IRRIGATION WATER	264	264
LANDSCAPE MAINTENANCE	43,748	43,748
SIDEWALK CLEANING AND REPAIR	3,965	3,965
SIGNAGE	1,322	1,322
STORMWATER CONTROL	75,998	115,649
STREETLIGHT MAINTENANCE AND REPAIR	2,643	2,643
TREE/PLANT REPLACEMENT & TRIM	6,609	6,609
TOTAL MAINTENANCE EXPENSES	364,754	370,793
Total Expenditures	\$ 433,904	\$ 443,149
EXCESS / (SHORTFALL)	\$ 441,234	\$ 530,864
PAYMENTS TO TRUSTEE	(385,498)	(468,274)
BALANCE	\$ 55,737	\$ 62,589
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,868)	(31,295)
DISCOUNTS FOR EARLY PAYMENTS	(27,868)	(31,295)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

FINAL BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	475,769	577,929
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	229,956	221,097
DEVELOPER CONTRIBUTION/BONDS - TIM	22,511	22,511
STORMWATER	180,085	195,092
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 983,482	\$ 1,095,275
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	5,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TIM Capital	0	0
TOTAL ADMIN EXPENSES	69,149	72,356

FINAL BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	15,007	15,007
BUILDING MAINTENANCE	30,014	30,014
COMMUNITY AREA MAINTENANCE	26,562	26,562
TIM OPERATIONS	97,546	58,528
CONTINGENCY	27,028	27,028
DEVELOPMENT COORDINATOR	5,010	5,145
ELECTRIC	3,752	3,752
ENGINEERING - MAINT.	26,262	26,262
FIELD MANAGEMENT	26,600	27,318
FOUNTAIN MAINTENANCE & CHEMICALS	600	600
IRRIGATION PARTS & REPAIRS	3,001	3,001
IRRIGATION WATER	300	300
LANDSCAPE MAINTENANCE	49,673	49,673
SIDEWALK CLEANING AND REPAIR	4,502	4,502
SIGNAGE	1,501	1,501
STORMWATER CONTROL	86,291	131,312
STREETLIGHT MAINTENANCE AND REPAIR	3,001	3,001
TREE/PLANT REPLACEMENT & TRIM	7,504	7,504
TOTAL MAINTENANCE EXPENSES	414,155	421,011
Total Expenditures	\$ 483,304	\$ 493,367
EXCESS / (SHORTFALL)	\$ 500,178	\$ 601,909
PAYMENTS TO TRUSTEE	(437,707)	(531,695)
BALANCE	\$ 62,471	\$ 70,214
COUNTY APPRAISER & TAX COLLECTOR FEE	(31,235)	(35,107)
DISCOUNTS FOR EARLY PAYMENTS	(31,235)	(35,107)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	178,123	216,371
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	86,093	82,776
DEVELOPER CONTRIBUTION/BONDS - TIM	8,428	8,428
STORMWATER	67,422	73,040
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 415,228	\$ 459,263
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	5,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #6
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	5,618	5,618
BUILDING MAINTENANCE	11,237	11,237
COMMUNITY AREA MAINTENANCE	9,945	9,945
TIM OPERATIONS	36,520	21,912
CONTINGENCY	10,119	10,119
DEVELOPMENT COORDINATOR	1,876	1,926
ELECTRIC	1,405	1,405
ENGINEERING - MAINT.	9,832	9,832
FIELD MANAGEMENT	9,959	10,228
FOUNTAIN MAINTENANCE & CHEMICALS	225	225
IRRIGATION PARTS & REPAIRS	1,124	1,124
IRRIGATION WATER	112	112
LANDSCAPE MAINTENANCE	18,597	18,597
SIDEWALK CLEANING AND REPAIR	1,686	1,686
SIGNAGE	562	562
STORMWATER CONTROL	32,306	49,162
STREETLIGHT MAINTENANCE AND REPAIR	1,124	1,124
TREE/PLANT REPLACEMENT & TRIM	2,809	2,809
TOTAL MAINTENANCE EXPENSES	155,056	157,622
Total Expenditures	\$ 224,205	\$ 229,978
EXCESS / (SHORTFALL)	\$ 191,024	\$ 229,285
PAYMENTS TO TRUSTEE	(163,873)	(199,061)
BALANCE	\$ 27,150	\$ 30,224
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,575)	(15,112)
DISCOUNTS FOR EARLY PAYMENTS	(13,575)	(15,112)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #7
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	419,019	508,994
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	202,527	194,724
DEVELOPER CONTRIBUTION/BONDS - TIM	19,826	19,826
STORMWATER	158,604	171,821
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 875,138	\$ 974,012
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	5,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #7
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	13,217	13,217
BUILDING MAINTENANCE	26,434	26,434
COMMUNITY AREA MAINTENANCE	23,394	23,394
TIM OPERATIONS	85,911	51,546
CONTINGENCY	23,804	23,804
DEVELOPMENT COORDINATOR	4,412	4,531
ELECTRIC	3,304	3,304
ENGINEERING - MAINT.	23,130	23,130
FIELD MANAGEMENT	23,427	24,060
FOUNTAIN MAINTENANCE & CHEMICALS	529	529
IRRIGATION PARTS & REPAIRS	2,643	2,643
IRRIGATION WATER	264	264
LANDSCAPE MAINTENANCE	43,748	43,748
SIDEWALK CLEANING AND REPAIR	3,965	3,965
SIGNAGE	1,322	1,322
STORMWATER CONTROL	75,998	115,649
STREETLIGHT MAINTENANCE AND REPAIR	2,643	2,643
TREE/PLANT REPLACEMENT & TRIM	6,609	6,609
TOTAL MAINTENANCE EXPENSES	364,754	370,793
Total Expenditures	\$ 433,904	\$ 443,149
EXCESS / (SHORTFALL)	\$ 441,234	\$ 530,864
PAYMENTS TO TRUSTEE	(385,498)	(468,274)
BALANCE	\$ 55,737	\$ 62,589
COUNTY APPRAISER & TAX COLLECTOR FEE	(27,868)	(31,295)
DISCOUNTS FOR EARLY PAYMENTS	(27,868)	(31,295)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	371,442	451,201
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	179,531	172,615
DEVELOPER CONTRIBUTION/BONDS - TIM	17,574	17,574
STORMWATER	140,596	152,312
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 784,306	\$ 872,349
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	5,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #8
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,716	11,716
BUILDING MAINTENANCE	23,433	23,433
COMMUNITY AREA MAINTENANCE	20,738	20,738
TIM OPERATIONS	76,156	45,694
CONTINGENCY	21,101	21,101
DEVELOPMENT COORDINATOR	3,911	4,017
ELECTRIC	2,929	2,929
ENGINEERING - MAINT.	20,504	20,504
FIELD MANAGEMENT	20,767	21,328
FOUNTAIN MAINTENANCE & CHEMICALS	469	469
IRRIGATION PARTS & REPAIRS	2,343	2,343
IRRIGATION WATER	234	234
LANDSCAPE MAINTENANCE	38,781	38,781
SIDEWALK CLEANING AND REPAIR	3,515	3,515
SIGNAGE	1,172	1,172
STORMWATER CONTROL	67,369	102,518
STREETLIGHT MAINTENANCE AND REPAIR	2,343	2,343
TREE/PLANT REPLACEMENT & TRIM	5,858	5,858
TOTAL MAINTENANCE EXPENSES	323,339	328,692
Total Expenditures	\$ 392,488	\$ 401,047
EXCESS / (SHORTFALL)	\$ 391,818	\$ 471,302
PAYMENTS TO TRUSTEE	(341,727)	(415,105)
BALANCE	\$ 50,091	\$ 56,197
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,045)	(28,099)
DISCOUNTS FOR EARLY PAYMENTS	(25,045)	(28,099)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	178,123	216,371
ON-ROLL ASSESSMENTS - Admin	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	86,093	82,776
DEVELOPER CONTRIBUTION/BONDS - TIM	8,428	8,428
STORMWATER	67,422	73,040
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 415,228	\$ 459,263
EXPENDITURES - ADMIN		
ARBITRAGE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	5,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #9
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	5,618	5,618
BUILDING MAINTENANCE	11,237	11,237
COMMUNITY AREA MAINTENANCE	9,945	9,945
TIM OPERATIONS	36,520	21,912
CONTINGENCY	10,119	10,119
DEVELOPMENT COORDINATOR	1,876	1,926
ELECTRIC	1,405	1,405
ENGINEERING - MAINT.	9,832	9,832
FIELD MANAGEMENT	9,959	10,228
FOUNTAIN MAINTENANCE & CHEMICALS	225	225
IRRIGATION PARTS & REPAIRS	1,124	1,124
IRRIGATION WATER	112	112
LANDSCAPE MAINTENANCE	18,597	18,597
SIDEWALK CLEANING AND REPAIR	1,686	1,686
SIGNAGE	562	562
STORMWATER CONTROL	32,306	49,162
STREETLIGHT MAINTENANCE AND REPAIR	1,124	1,124
TREE/PLANT REPLACEMENT & TRIM	2,809	2,809
TOTAL MAINTENANCE EXPENSES	155,056	157,622
Total Expenditures	\$ 224,205	\$ 229,978
EXCESS / (SHORTFALL)	\$ 191,024	\$ 229,285
PAYMENTS TO TRUSTEE	(163,873)	(199,061)
BALANCE	\$ 27,150	\$ 30,224
COUNTY APPRAISER & TAX COLLECTOR FEE	(13,575)	(15,112)
DISCOUNTS FOR EARLY PAYMENTS	(13,575)	(15,112)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - DEBT	378,350	459,591
ON-ROLL ASSESSMENTS - Operations	75,162	78,647
ON-ROLL ASSESSMENTS - Maintenance	182,870	175,824
DEVELOPER CONTRIBUTION/BONDS - TIM	17,901	17,901
STORMWATER	143,210	155,144
CARRY OVER FUNDS FROM PRIOR YEAR	0	0
Total Revenues	\$ 797,493	\$ 887,109
EXPENDITURES - ADMIN		
ARBITRAGE REBATE FEE	650	650
AUDIT	6,000	6,000
DISSEMINATION AGENT	400	400
DISTRICT COUNSEL	6,000	6,000
MANAGEMENT	7,644	7,851
ASSESSMENT ROLL	600	600
TIF/SAD REBATE ANALYSIS	11,000	11,000
DUES, LICENSES & FEES	175	175
ENGINEERING	17,500	17,500
GENERAL INSURANCE	6,500	6,500
WEB SITE MAINTENANCE	750	750
LEGAL ADVERTISING	530	530
TRAVEL AND PER DIEM	60	60
OFFICE SUPPLIES	140	140
OFFICE RENT	2,200	5,200
POSTAGE & SHIPPING	100	100
COPIES	250	250
SUPERVISOR FEES	2,400	2,400
CONTINGENCY ADMIN	5,000	5,000
TRUSTEE SERVICES	1,250	1,250
TOTAL ADMIN EXPENSES	69,149	72,356

PROPOSED BUDGET
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT #10
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 ANNUAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
EXPENDITURES - MAINT		
AQUATIC MAINTENANCE	11,934	11,934
BUILDING MAINTENANCE	23,868	23,868
COMMUNITY AREA MAINTENANCE	21,124	21,124
TIM OPERATIONS	77,572	46,543
CONTINGENCY	21,493	21,493
DEVELOPMENT COORDINATOR	3,984	4,092
ELECTRIC	2,984	2,984
ENGINEERING - MAINT.	20,885	20,885
FIELD MANAGEMENT	21,153	21,725
FOUNTAIN MAINTENANCE & CHEMICALS	477	477
IRRIGATION PARTS & REPAIRS	2,387	2,387
IRRIGATION WATER	239	239
LANDSCAPE MAINTENANCE	39,502	39,502
SIDEWALK CLEANING AND REPAIR	3,580	3,580
SIGNAGE	1,193	1,193
STORMWATER CONTROL	68,622	104,424
STREETLIGHT MAINTENANCE AND REPAIR	2,387	2,387
TREE/PLANT REPLACEMENT & TRIM	5,967	5,967
TOTAL MAINTENANCE EXPENSES	329,352	334,804
Total Expenditures	\$ 398,501	\$ 407,160
EXCESS / (SHORTFALL)	\$ 398,992	\$ 479,949
PAYMENTS TO TRUSTEE	(348,082)	(422,824)
BALANCE	\$ 50,911	\$ 57,125
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,455)	(28,563)
DISCOUNTS FOR EARLY PAYMENTS	(25,455)	(28,563)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED OPERATIONS/MAINTENANCE ASSESSMENTS CALCULATION
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
CDDs 1 - 10

On Fiscal Year 2025/2026 Tax Roll*

TYPE	Volume	ERU Factor	ERUS**
Single Family - General	2,322	1.0000	2,322.00
Multi-Family	410	1.0000	410.00
Apartments	2,040	0.5000	1,020.00
Retail Sq. Ft.	100,570	0.0020	201.14
Office Sq. Ft.	155,928	0.0010	155.93
Research Sq.Ft.	286,574	0.0010	286.57
Warehouse Sq.Ft.	2,000,764	0.0010	2,000.76
Hotel Rooms	399	1.0000	399.00
Hospital	180	3.0000	540.00
Acreage	1,323	4.0000	5,292.36

*As of May 5, 2025

**Rounded

Total ERUs on Roll

12,627.77

Assessments Per Unit*

TYPE	2025/2026	2026/2027
Single Family - General	180.87	178.95
Multi-Family	180.87	178.95
Apartments	90.43	89.48
Retail Sq. Ft.	0.36	0.36
Office Sq. Ft.	0.18	0.18
Research Sq.Ft.	0.18	0.18
Warehouse Sq.Ft.	0.18	0.18
Hotel Rooms	180.87	178.95
Hospital	542.60	536.85
Acre	723.47	715.81

*Rounded

PROPOSED DEBT SERVICE
SERIES 2019, 2020, 2021, 2022, 2024, 2026 BONDS
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	
	2026/2027	
	FINAL BUDGET	
REVENUES		
Interest Income		0
Net 2019 Bond Collections		438,906
Net 2020 Bond Collections		341,720
Net 2021 Bond Collections		661,220
Net 2022 Bond Collections		891,325
Net 2024 Bond Collections		569,549
Net 2026 Bond Collections		640,245
Total Revenues	\$	3,542,965
EXPENDITURES		
2019 Bond Payments		438,906
2020 Bond Payments		341,720
2021 Bond Payments		661,220
2022 Bond Payments		891,325
2024 Bond Payments		569,549
2026 Bond Payments		640,245
Miscellaneous / Extra Redemption (2019)		0
Miscellaneous / Extra Redemption (2020)		0
Miscellaneous / Extra Redemption (2021)		0
Miscellaneous / Extra Redemption (2022)		0
Miscellaneous / Extra Redemption (2024)		0
Miscellaneous / Extra Redemption (2024)		0
Total Expenditures	\$	3,542,965
Excess / (Shortfall)	\$	-

PROPOSED DEBT ASSESSMENTS
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

Land Use	Folio#	Landowner	Units Sq. Ft.	Est. Gross Annual PI Debt Service/Unit*
Research	4315-600-0001-000-8	City of Port St. Lucie (Torrey Pines)	85937	\$ 0.08
Hotel	4315-606-0003-000-0	BBL at Equinox (Homewood Suites)	111	\$ 220.48
Research	4315-502-0008-000-6	City of Port St. Lucie (formerly VGTI)	92142	\$ 0.03
Hospital	4315-501-0004-000-5	Martin Memorial	180	\$ 293.18
Research	4315-608-0001-000-2	Trad Health (Bldg 1 - south)	45238	\$ 0.11
Retail	4315-602-0002-000-1	Mason Street Holdings (Wawa)	6280	\$ 0.73
Office	4315-505-0005-000-4	Pegasus PSL (Keiser University)	75146	\$ 0.33
Research	4315-608-0002-000-9	Trad Health (Bldg 2 - north)	64128	\$ 0.31
Retail	4315-607-0002-000-6	G&S Family Hospitality (Culvers)	4652	\$ 0.73
Retail	4315-606-0002-000-3	BBL at Tradition (Recovery Sports Bar & Grill)	6518	\$ 0.68
Retail	4315-607-0005-000-7	CFT NV Developments (Panda Express)	2766	\$ 0.73
Office	4315-607-0003-000-3	PRD Owner (Dental Care)	4000	\$ 0.30
Office	4315-506-0002-000-6	SFO Holdings (Urgent Care)	32360	\$ 0.34
Retail	4315-609-0006-000-0	Pershing Properties (Verizon)	2500	\$ 0.76
SF 55 or Less	Multiple	Del Webb @ Tradition (Phases 1 and 2)	161	\$ 466.79
SF 56 - 66	Multiple	Del Webb @ Tradition (Phases 1 and 2)	42	\$ 516.27
Apts	4315-613-0001-000-8	Continental 409	304	\$ 358.01
Retail	4315-605-0003-000-7	Northern Lights Realty (Innovation Plaza)	10478	\$ 0.82
Retail	4315-609-0004-000-6	JEM Port St Lucie (Restaurant & mini golf)	6251	\$ 0.72
Medical Office	4315-603-0001-000-7	Florida Vision (Bldg 1)	34350	\$ 0.38
Apts	4315-500-0012-000-1	Grande Palms II (Phase 1 - south)	300	\$ 350.57
Warehouse	4315-800-0003-000-6	CES Port St. Lucie Landlord (City Electric)	411852	\$ 0.42
SF 55 or Less	Multiple	Heron Preserve	151	\$ 499.95
SF 56 - 66	Multiple	Heron Preserve	50	\$ 560.55
Retail	4315-607-0004-000-0	Tradition Lot 3 (eastern portion - PDQ 000)	2782	\$ 0.77
SF 55 or Less	Multiple	Del Webb @ Tradition (Phase 3)	130	\$ 525.79
SF 56 - 66	Multiple	Del Webb @ Tradition (Phase 3)	46	\$ 589.69
Retail	4315-609-0007-000-7	RDP 11 (southern portion - Burger King)	2967	\$ 0.87
Medical Office	4315-611-0002-000-9	KYK Holdings (Premier Medical Plaza)	9986	\$ 0.38
Hotel	4315-612-0001-000-5	Tradition Hotel Holdings, LLC (Courtyard by Marriott)	84	\$ 452.77
SF 55 or Less	4315-500-0008-000-0	Mattamy	54	\$ 524.67
SF 56 - 66	4315-500-0008-000-0	Mattamy	36	\$ 588.89
SF 55 or Less	Multiple	Manderlie - Phase 2	51	\$ 476.09
SF 56 - 66	Multiple	Manderlie - Phase 2	32	\$ 534.37
SF 55 or Less	Multiple	Heron Preserve - Phase 2	142	\$ 477.11
SF 56 - 66	Multiple	Heron Preserve - Phase 2	50	\$ 535.09
SF 55 or Less	Multiple	Del Webb - Phase 4	159	\$ 477.11
SF 56 - 66	Multiple	Del Webb - Phase 4	20	\$ 535.09
SF 55 or Less	Multiple	Tolero - Phase 1	157	\$ 477.77
SF 56 - 66	Multiple	Tolero - Phase 1	29	\$ 535.76
Retail	4315-609-0005-000-3	RG Tradition, LLC (Starbucks)	2500	\$ 0.75
Retail	4315-614-0001-000-1	RDP 11, LLC (north - 3 tenant bldg.)	5124	\$ 0.79
Warehouse	4335-500-0003-000-7	PSL Industrial Owner, LLC	245111	\$ 0.41
Hotel	4315-705-0002-000-7	Tradition One, LLC (Tru by Hilton)	82	\$ 407.86
Retail	4315-705-0001-000-0	Suratman, LLC	10476	\$ 0.79
Apts	4315-615-0002-000-1	Watermark at Port St Lucie FL, LLC	214	\$ 330.69
Apts	4315-615-0003-000-8	Lucie at Tradition, LLC	264	\$ 330.89
Apts	4315-700-0030-000-7	CCC-PSL, LLC	286	\$ 330.48
MF	4334-700-0003-000-8	America Walks at Port St. Lucie, LLC	410	\$ 445.65

PROPOSED DEBT ASSESSMENTS
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

SF 56 - 66	Multiple	GRBK GHO Belterra, LLC - Phase 1	79 \$	536.67
SF 67 or More	Multiple	GRBK GHO Belterra, LLC - Phase 1	77 \$	580.43
Retail	4315-615-0001-000-4	Vitas Healthcare Corporation of Florida, Inc.	32000 \$	0.77
SF 56 - 66	Multiple	GRBK GHO Belterra, LLC - Phase 1, Plat 1 & 2	26 \$	689.43
SF 67 or More	Multiple	GRBK GHO Belterra, LLC - Phase 1, Plat 1 & 2	47 \$	745.65
SF 55 or Less	Multiple	Del Webb - Plat 5A	70 \$	612.92
SF 56 - 66	Multiple	Del Webb - Plat 5A	24 \$	687.41
SF 55 or Less	Multiple	Kenley - Plat 1	137 \$	616.89
SF 56 - 66	Multiple	Kenley - Plat 1	77 \$	691.39
SF 55 or Less	Multiple	Telaro - Plat 2	206 \$	614.96
SF 56 - 66	Multiple	Telaro - Plat 2	50 \$	690.08
Apts	4315-500-0011-000-4	Grande Palms at Tradition I, LLC (north parcel)	300 \$	412.03
Retail	4316-504-0002-000-3	Local Strip, LLC (west Barron Shoppes parcel - sold)	9350 \$	0.99
Retail	4316-504-0001-000-6	Baron Shoppes Tradition, LLC (east parcel)	5820 \$	0.99
Retail	4316-504-0003-000-0	PCW Holdings, LLC (carwash)	9969 \$	0.98
Retail	4315-603-0002-000-4	Amber Hills Properties, LLC	14040 \$	0.92
Warehouse	4315-802-0002-000-5	Accel Florida, LLC	150351 \$	0.52
Warehouse	4326-601-0002-000-2	Cheney Bros, Inc.	351869 \$	0.52
Warehouse	4335-500-0004-000-4	NBP III Legacy III, LLC (Lot 2)	168000 \$	0.52
Warehouse	4315-706-0003-000-7	Oculus Surgical, Inc.	75246 \$	0.52
SF 55 or Less	Multiple	Del Webb - Plat 5B & 6	269 \$	588.71
SF 56 - 66	Multiple	Del Webb - Plat 5B & 6	14 \$	660.26
SF 55 or Less	Multiple	Heron Preserve - Plat 2B	66 \$	588.71
SF 56 - 66	Multiple	Heron Preserve - Plat 2B	18 \$	660.26
SF 56 - 66	Multiple	GRBK GHO Belterra, LLC - Phase 1, Plat 3	33 \$	662.20
SF 67 or More	Multiple	GRBK GHO Belterra, LLC - Phase 1, Plat 3	43 \$	716.20
Hotel	4315-708-0001-000-9	TGC Port St Lucie, LLC (Woodspring Suites Hotel)	122 \$	503.35
Warehouse	4326-600-0004-000-3	NBP III Legacy IV, LLC (Lot 4)	520000 \$	0.50
Retail	4315-607-0004-010-3	Michael Benjamin Menahem (TR) (west parcel retail - 2-tents)	4368 \$	0.97
Retail	4315-710-0001-000-6	Pebb Tradition SG3, LLC (Aldi plus 3 retail bldgs)	64684 \$	0.97
Warehouse	4322-500-0001-000-3	Tradition Business Center, LLC (1st industrial building)	11508 \$	0.50
Retail	4326-701-0002-000-9	Farrell Storage Souther Grove, LLC (retail)	20000 \$	0.96
Warehouse	4326-701-0001-000-2	Farrell Storage Souther Grove, LLC (storage)	172120 \$	0.50
Retail	4335-600-0008-000-9	Banyan SG8, LLC (Lowes)	134147 \$	0.96
Warehouse	4315-805-0001-000-7	Import Max of FL, LLC (Alex Lee Food Distribution)	163624 \$	0.50
Warehouse	4315-801-0003-000-9	Warehomes at Tradition, LLC (Dragonfly Commerce Park Bl)	163112 \$	0.50
Retail	4315-708-0002-000-6	Jai P Singh (Village Parkway Plaza Retail)	20394 \$	0.96
Retail	4315-712-0001-000-2	Pebb Tradition SG3, LLC (Shoppes at Heart Phase 2)	15876 \$	0.96
Retail	4315-712-0002-000-9	Benchmark PSL, LLC (Planet Fitness)	17300 \$	0.44
Warehouse	4322-500-0001-000-3	11950 Tradition, LLC (Bldg A)	22716 \$	0.50
Warehouse	4326-603-0004-000-2	Costco Wholesale Corporation (partial)	1949627 \$	0.12
Medical Office	4315-612-0002-000-2	St Lucie Hospitality at Tradition, LLC (medical office)	28734 \$	0.39

*Figures are rounded and are net of previously paid CI BAN and DI BAN Credits

**Southern Grove Community Development District
BOARD AGENDA ITEM
Board Meeting Date: June 3, 2026**

Subject: **SG - TCC Tract B - Southern Grove - Irrigation**
Work Authorization No. WA-19-144-261
C&T Project No. 19-144.SG10.10.0426.I

Background:

On April 29, 2026, the Southern Grove CDD Engineer received a Work Authorization application for an irrigation system for the **“TCC Tract B - Southern Grove”** project located on parcel ID 4315-804-0003-010-1. The applicant is proposing surface water withdrawal for irrigation from Lake L25E which is located just north of the project site to irrigate 1.22 acres.

Recommended Action:

Approve proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

Location: Southern Grove Community Development District CDD.10

Within Tradition Irrigation Service Area? No

Fiscal Information: This project is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

Board Action:

Moved by:

Seconded by:

Action Taken:

Item Prepared by: Stefan K. Matthes, PE

May 19, 2026



☐ Subject Property
☐ Other Parcels

**EXHIBIT 1
SG - TCC TRACT B -
SOUTHERN GROVE -
IRRIGATION
SITE LOCATION MAP**

**Southern Grove Community Development District
BOARD AGENDA ITEM
Board Meeting Date: June 3, 2026**

Subject: **SG - Belterra Phase 2 Plat 1**
 Work Authorization No. WA-19-144-262
 C&T Project No. 19-144.SG2.004.0526.P

Background:

On May 14, 2026, the Southern Grove CDD Engineer received a Plat application for "**Belterra Phase 2 Plat 1**". Five (5) water management tracts (SW-1, SW-3, SW-4, SW-5, SW-6) are being dedicated to the Southern Grove CDD for operation and maintenance.

Recommended Action:

Approve proposed project connecting to the Southern Grove Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

Location: Southern Grove Community Development District CDD.2

Within Tradition Irrigation Service Area? No

Fiscal Information: This project is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

Board Action:

Moved by:

Seconded by:

Action Taken:

Item Prepared by: Stefan K. Matthes, PE

May 19, 2026



0 1,000 2,000
Feet

SG - Belterra Phase 2 - Plat 1
WA#: 19-144-XX
Project #:19-144.SG2.004.0526.P



Legend

-  Subject Property
-  Other Parcels



**CULPEPPER &
TERPENING INC**

Work Authorization #:
19-144-XX
Project #:
19-144.SG2.004.0526.P
Scale: 1" = 2,000'
Date: 5/18/2026

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EXHIBIT 1
SG - BELTERRA PHASE
2 - PLAT 1
SITE LOCATION MAP

BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement (the “**Agreement**”) is made and entered into this 3rd day of June, 2026, by and between:

Southern Grove Community Development District No. 3, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Port St. Lucie, Florida, with a mailing address of 10521 SW Village Center Drive, Suite 203, Port St. Lucie, FL 34987 (the “**District**”); and

Mattamy Palm Beach LLC, a Delaware limited liability company, and the owner of certain of the lands in the District (the “**Landowner**”), with a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes* (the “**Act**”) and by ordinance adopted by the City Council for the City of Port St. Lucie, Florida (the “**City**”) for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements; and

WHEREAS, the Landowner owns certain real property located within the District, as more particularly identified in the attached **Exhibit A** (the “**Contraction Parcel**”); and

WHEREAS, the Landowner desires to undertake a boundary amendment process to have the Contraction Parcel removed from the District’s boundary (the “**Boundary Amendment**”), at its own cost and expense; and

WHEREAS, the Landowner accordingly intends to prepare and file a petition to amend the District’s boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation and filing of a petition with the City and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, while the Landowner anticipates that it will directly fund the majority, if not all, of the costs associated with the Boundary Amendment, in order to induce the District Board to consent to the Boundary Amendment, the Landowner has agreed to fund all managerial, engineering, legal and other fees and costs and filing fees that may be incurred by the District in connection with the Landowner’s pursuance of the Boundary Amendment (the “**District Expenses**”).

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

1. PURSUANCE OF THE BOUNDARY AMENDMENT; PROVISION OF THE DISTRICT EXPENSES. The Landowner will expeditiously proceed with the pursuance of the Boundary Amendment, including the preparation and filing of a petition with the City and the holding of all necessary public hearings that may be required to effectuate same. In consideration of the Board's consent to the Landowner's proposed Boundary Amendment, the Landowner agrees to fully fund all of the District Expenses associated with the Boundary Amendment, and to use its good faith best efforts to proceed in an expeditious manner with the prosecution of the procedural requirements detailed in the Act to affect the Boundary Amendment.

2. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

3. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegals' fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

4. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

5. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

6. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, 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.

7. NOTICES. All notices, requests, consents and other communications under this Agreement (the "Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the parties, as follows:

A. If to the District: Southern Grove Community Development
District No. 3
10521 SW Village Center Drive, Suite 203
Port St. Lucie, FL 34987
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Attn: District Counsel

B. If to the Landowner: Mattamy Palm Beach LLC
4901 Vineland Road, Suite 450
Orlando, Florida 32811
Attn: Karl Albertson
Attn: Nicole Swartz

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Landowner may deliver Notices on behalf of the District and the Landowner. Any party or other person to whom Notices are to be sent or copied may notify the 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 in this Agreement.

8. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties to this Agreement 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 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 parties to this Agreement 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 contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

9. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

10. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in St. Lucie County, Florida.

11. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties in accordance with Section 12 herein.

12. TERMINATION. Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar days' period to cure said breach.

13. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District or to District staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. 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 doubtful language will not be interpreted or construed against any party.

15. SOVEREIGN IMMUNITY. The Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. 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. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

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

Attest:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

MATTAMY PALM BEACH LLC, a Delaware
limited liability company

Witness

By: _____
Name: Karl Albertson
Its: Authorized Signatory

Exhibit A

Legal Description

A PORTION OF TRACT A1, KENLEY, AS RECORDED IN PLAT BOOK 104, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT A1 OF SAID PLAT OF KENLEY; THENCE ALONG THE NORTH LINE OF SAID TRACT A1, NORTH 90°00'00" EAST, A DISTANCE OF 35.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 90°00'00" EAST, A DISTANCE OF 788.82 FEET TO A POINT OF CURVE, OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2925.00 FEET, THENCE EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°33'21", A DISTANCE OF 1355.70 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 63°26'39" EAST, A DISTANCE OF 386.90 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 26°33'21" WEST, A DISTANCE OF 116.13 FEET TO A POINT OF CURVE, OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 215.00 FEET, THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'25", A DISTANCE OF 117.35 FEET; THENCE, SOUTH 57°49'46" WEST, A DISTANCE OF 235.29 FEET TO A POINT OF CURVE, OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 450.00 FEET, THENCE WESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°10'14", A DISTANCE OF 252.67 FEET; THENCE, NORTH 90°00'00" WEST, A DISTANCE OF 905.75 FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE, NORTH 90°00'00" WEST, A DISTANCE OF 680.00 FEET; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 76.00 FEET; THENCE, NORTH 90°00'00" WEST, A DISTANCE OF 64.90 FEET; THENCE TO THE WEST LINE OF SAID TRACT A1, SOUTH 78°59'09" WEST, A DISTANCE OF 203.77 FEET ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2215.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 83°22'47" WEST, THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°01'46", A DISTANCE OF 155.78 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2065.00 FEET, THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°44'33", A DISTANCE OF 387.17 FEET; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°05'34" EAST, A DISTANCE OF 286.67 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 45°05'34" EAST, A DISTANCE OF 49.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.21 ACRES OF LAND, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

RESOLUTION 2026-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3 DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF PORT ST. LUCIE, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 3 (the "**District**") is a unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the "**Act**"), and City of Port St. Lucie Ordinance 7-35, as amended by Ordinance 22-92 (together the "**Ordinance**"); and

WHEREAS, the District presently consists of 549.24 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, Mattamy Palm Beach LLC (the "**Landowner**") desires for the District to pursue a boundary amendment with the City of Port St. Lucie (the "**City**") to remove the real property described in the attached **Exhibit A** (the "**Contraction Parcel**") from the District's boundary (the "**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District; and

WHEREAS, the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment will not affect the District's ability to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek the Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Landowner has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any relative to the Boundary Amendment; and

WHEREAS, the District hereby desires to petition the City to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 3:**

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with the City as is necessary to seek the amendment of the District's boundaries and to remove those lands depicted in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman and Kutak Rock LLP, as District Counsel, to act as agents of the District with regard to any and all matters pertaining to the Boundary Amendment.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[Continued on Next Page]

PASSED AND ADOPTED this 3rd day of June, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Legal Description of Contraction Parcel

Exhibit B: *Boundary Amendment Funding Agreement*, dated June 3, 2026

EXHIBIT A

Legal Description of Contraction Parcel

A PORTION OF TRACT A1, KENLEY, AS RECORDED IN PLAT BOOK 104, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT A1 OF SAID PLAT OF KENLEY; THENCE ALONG THE NORTH LINE OF SAID TRACT A1, NORTH 90°00'00" EAST, A DISTANCE OF 35.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 90°00'00" EAST, A DISTANCE OF 788.82 FEET TO A POINT OF CURVE, OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2925.00 FEET, THENCE EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°33'21", A DISTANCE OF 1355.70 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 63°26'39" EAST, A DISTANCE OF 386.90 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 26°33'21" WEST, A DISTANCE OF 116.13 FEET TO A POINT OF CURVE, OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 215.00 FEET, THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°16'25", A DISTANCE OF 117.35 FEET; THENCE, SOUTH 57°49'46" WEST, A DISTANCE OF 235.29 FEET TO A POINT OF CURVE, OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 450.00 FEET, THENCE WESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°10'14", A DISTANCE OF 252.67 FEET; THENCE, NORTH 90°00'00" WEST, A DISTANCE OF 905.75 FEET; THENCE, NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE, NORTH 90°00'00" WEST, A DISTANCE OF 680.00 FEET; THENCE, SOUTH 00°00'00" EAST, A DISTANCE OF 76.00 FEET; THENCE, NORTH 90°00'00" WEST, A DISTANCE OF 64.90 FEET; THENCE TO THE WEST LINE OF SAID TRACT A1, SOUTH 78°59'09" WEST, A DISTANCE OF 203.77 FEET ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2215.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 83°22'47" WEST, THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°01'46", A DISTANCE OF 155.78 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2065.00 FEET, THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°44'33", A DISTANCE OF 387.17 FEET; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°05'34" EAST, A DISTANCE OF 286.67 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 45°05'34" EAST, A DISTANCE OF 49.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.21 ACRES OF LAND, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT B

Boundary Amendment Funding Agreement, dated June 3, 2026

RESOLUTION 2026-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT BONDS, SERIES 2026 (COMMUNITY INFRASTRUCTURE); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 SPECIAL ASSESSMENT BONDS, SERIES 2026 (COMMUNITY INFRASTRUCTURE); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southern Grove Community Development District No. 5 (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2026 (Community Infrastructure), in the par amount of \$8,915,000 (“Series 2026 Bonds”); and

WHEREAS, the District closed on the sale of the Series 2026 Bonds on May 14, 2026; and

WHEREAS, as prerequisites to the issuance of the Series 2026 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2026 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5:

SECTION 1. The sale, issuance, and closing of the Series 2026 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2026 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2026 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2026 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of June, 2026.

ATTEST:

**SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1
RFP EVALUATION — LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

Evaluator Scoring Sheet

Evaluator Name:

Date:

Signature:

Meeting Date:

EVALUATION CRITERIA	MAX POINTS	PROPOSER 1	PROPOSER 2	PROPOSER 3	PROPOSER 4	PROPOSER 5
Proposer Name (enter below):		CPM	United Land Svcs.	Juniper	Arazoza Brothers	
1. Personnel & Equipment	20					
<i>Skill set and experience of key management and assigned personnel (project manager and other specifically trained individuals); ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment. Skill set includes certification, technical training, and experience with similar projects. Resumes,</i>						
2. Experience	20					
<i>Past and current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts.</i>						
3. Understanding Scope of RFP	20					
<i>Does the proposal demonstrate an understanding of the District's needs? Does it provide all information requested (pricing, scheduling, staffing, etc.)? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Is the proposal feasible in light of the scope of work? Did the contractor use the forms provided from the Project</i>						
4. Financial Capacity	20					
<i>Has the Proposer demonstrated the financial resources and stability as a business entity necessary to implement and execute the work? Includes proof of ability to provide required insurance coverage and audited financial statements or similar information.</i>						
5. Price	20	20.00	9.25	8.74	7.72	
<i>A full 20 points awarded to the Proposer submitting the lowest bid for Parts 1–4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS PRICING IS CONSIDERED — THE INITIAL TERM AND THE FOUR ANNUAL RENEWALS. All other proposers receive: (low bid ÷ proposer's bid) × 20. See Price Calculation tab.</i>						
TOTAL SCORE	100					0.00

Instructions: Enter a score from 0 to 20 in each yellow cell for Criteria 1–4. The Price score (Criterion 5) is calculated automatically on the Price Calculation tab (a manual override is also available there). Total Score is summed automatically.

Reminder: Do not attempt to contact any District Board member, staff member, or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.



Submitted to:

SOUTHERN GROVE 1

COMMUNITY DEVELOPMENT DISTRICT

Request for Proposals for

**Landscape & Irrigation Maintenance
Services for Southern Grove Community
Development District Nos. 1 through 10
St. Lucie County, Florida**



Submitted by:



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May 22, 2026

Southern Grove Community Development District No. 1
Special District Services, Inc.
10521 SW Village Center Dr., Suite #203
Port St. Lucie, Florida 34987

Cover Letter

Subject: Proposal Submission for Landscape & Irrigation Maintenance Services, Southern Grove Community Development District Nos. 1-10

Dear Evaluation Committee,

Arazoza Brothers Corporation respectfully submits our proposal for Landscape & Irrigation Maintenance Services for Southern Grove Community Development District Nos. 1 through 10 in St. Lucie County, Florida. We appreciate the opportunity to be considered for this important maintenance program serving the Southern Grove and Tradition community.

Arazoza Brothers understands the scope of work to include comprehensive landscape and irrigation maintenance across the Districts, including turf mowing and edging, planter bed maintenance, pruning and shaping, litter control, irrigation system monitoring and repair coordination, pest and weed control, fertilization, leaf litter removal, and related services necessary to keep District assets clean, safe, functional, and consistently maintained.

Our firm is well qualified to perform this work based on nearly four decades of experience maintaining municipal, roadway, community development, commercial, and large-scale residential landscapes throughout Florida. Arazoza Brothers maintains the personnel, equipment, supervision, irrigation expertise, certified support, and operational infrastructure needed to provide reliable service, responsive communication, and hands-on accountability throughout the contract term.

We recognize that the District is seeking a contractor that can do more than simply perform routine maintenance. This project requires consistent field execution, trained personnel, safe operating practices, proactive irrigation attention, clear communication with District representatives, and the ability to protect the long-term appearance and value of the public landscape. Arazoza Brothers is prepared to meet those expectations from the start of the contract.

This proposal is submitted as a firm offer and shall remain valid for ninety (90) days from the proposal opening, in accordance with the Project Manual. Arazoza Brothers further confirms that, if requested, we will be available for interviews, additional discussions, or attendance at required District meetings during the evaluation and selection process.

Thank you for your time and consideration. We look forward to the opportunity to support Southern Grove Community Development District Nos. 1 through 10 and contribute to the continued appearance, functionality, and stewardship of the Tradition community.

Sincerely,



Alberto Arazoza
President
Arazoza Brothers Corporation

"At Arazoza Brothers, we pride ourselves on being at the forefront of landscape installation, maintenance, environmental and irrigation services."



Personnel & Equipment



Tab 1

Staffing Plan

Arazoza Brothers Corporation will assign a dedicated management, safety, administrative, irrigation, and field operations team to oversee landscape and irrigation maintenance services for the District. The proposed staffing structure is designed to provide consistent supervision, clear communication, field accountability, and the operational flexibility necessary to maintain a large-scale community development district.

Executive oversight will be provided by **Scott Arciniega, Vice President of Maintenance**. Mr. Arciniega will support overall contract performance, maintenance division leadership, quality expectations, personnel development, and continuous improvement. With more than 30 years of landscape industry experience, his role is to ensure the District receives professional oversight beyond the daily field operation.

Branch level support will be led by **Marcello Seiple, Branch Manager**. Mr. Seiple will oversee branch resources, scheduling support, equipment readiness, budget awareness, route planning, crew allocation, and contract compliance. His involvement provides the District with a direct management layer responsible for making sure field execution is properly staffed, organized, and supported.

Ryan Agnew, Account Manager, will serve as a primary account-level contact for service coordination, site walks, communication with District representatives, follow-up on corrective items, and coordination with production teams. Mr. Agnew's commercial and HOA landscape experience allows him to translate District expectations into clear direction for field personnel.

Daily field production will be managed by **Juan Abac Sontay, Production Manager**. Mr. Abac Sontay will oversee crew scheduling, labor allocation, routing, equipment coordination, daily work completion, and field quality control. He will work directly with the account management team and field crews to keep routine maintenance, corrective work, and seasonal needs moving in an organized manner.

Irrigation support will be provided by **Joel Lopez Basa, Irrigation Technician**. Mr. Lopez Basa will support irrigation inspections, troubleshooting, controller programming, valve and wiring repairs, head adjustments, system checks, water management, and repair recommendations. His irrigation background allows Arazoza Brothers to respond to system concerns quickly and protect turf, plant material, and public landscape assets from avoidable irrigation-related decline.

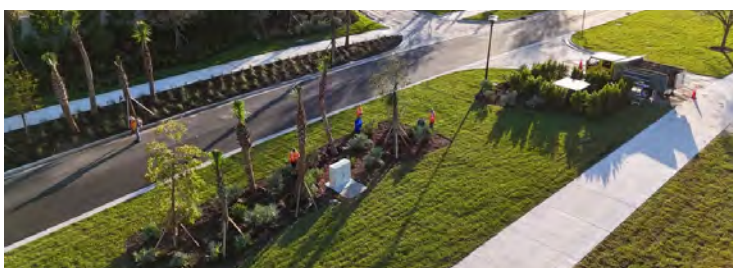
Safety and compliance support will be provided by **Timothy McColgan, Chief Safety Officer**. Mr. McColgan will assist with in-field safety compliance, toolbox talks, safety inspections, documentation, accident prevention, and crew training. His role is especially important for work performed near roadways, sidewalks, public access areas, equipment staging, and other active community environments.

Administrative and documentation support will be provided by **Claudia Pacheco, Branch Administrator**. Ms. Pacheco will support contract administration, documentation control, scheduling coordination, purchasing, job costing, reporting support, and communication between branch operations and management. Her role helps keep paperwork, internal coordination, and administrative follow-through organized throughout the contract term.

Field staffing will consist of landscape maintenance crews, detail crews, irrigation personnel, and enhancement support teams assigned based on seasonal demands, property conditions, service frequencies, and operational requirements. Dedicated crews will be utilized for routine scheduled maintenance to build familiarity with the District's landscape, while additional support crews will be available for irrigation repairs, storm response, seasonal cleanups, corrective work, and specialty services as needed.



Arazoza Brothers maintains the manpower, equipment, supervision, irrigation expertise, safety support, and administrative infrastructure necessary to respond efficiently to the District's needs while maintaining high landscape presentation standards. Management and supervisory personnel will conduct ongoing inspections, communicate directly with field crews, and coordinate corrective action to ensure work is completed in accordance with contract requirements and District expectations.



This staffing plan gives the District a clear chain of responsibility from executive oversight to branch management, account management, field production, irrigation, safety, administration, and daily crew execution. The structure is intended to provide responsive communication, consistent maintenance, and hands-on accountability throughout the duration of the contract.

Geographic Location and Capability

Arazoza Brothers Corporation maintains the operational infrastructure, personnel, and equipment resources necessary to successfully support landscape and irrigation maintenance operations throughout South and Central Florida. Our management team has extensive experience mobilizing and overseeing large-scale operations across multiple regions while maintaining consistent service standards, communication, and responsiveness.

The company currently services a wide range of municipal, commercial, roadway, and master-planned community properties throughout Florida and understands the operational demands associated with maintaining large-scale public and private infrastructure. Our management structure and field support systems are designed to provide efficient coordination, supervision, and rapid response capabilities for properties requiring ongoing landscape and irrigation maintenance services.

For projects of this scale, Arazoza Brothers utilizes a combination of dedicated management oversight, field supervision, mobile support personnel, and operational resources to ensure the property is maintained proactively and efficiently. The company has the capability to allocate additional personnel, equipment, and support resources as necessary to meet operational demands, seasonal requirements, and emergency response situations.

Arazoza Brothers has extensive experience establishing and managing regional operations in support of long-term contracts and large-scale maintenance programs. Our operational approach emphasizes consistency, communication, accountability, and responsiveness to ensure all properties are maintained in accordance with client expectations and contract requirements.

Responsiveness and Operational Support

Arazoza Brothers Corporation understands the importance of timely communication, consistent scheduling, and rapid response to landscape and irrigation issues within large-scale community developments. Our management and field supervision teams maintain ongoing communication regarding property conditions, irrigation concerns, resident issues, and service requests to ensure items are addressed promptly and efficiently.

The company utilizes dedicated supervisory personnel, routine property inspections, and direct coordination between management staff and field crews to maintain operational consistency and service quality. Additional support personnel and equipment resources are available to respond to irrigation repairs, weather-related cleanup, emergency situations, and other operational needs as they arise.

Arazoza Brothers has extensive experience managing large municipal, roadway, commercial, and master-planned community contracts requiring strict scheduling, ongoing coordination, and responsive service. References included within this proposal demonstrate the company's ability to consistently meet client expectations, maintain service schedules, and respond effectively to client needs.

Licenses and Certifications are provided in Tab 6 Additional Support Documentation and Required Forms



AB Arazoza Brothers Corp.

LOCATIONS

Miami

7027 SW 87th Court
Miami, FL 33173

West Palm Beach

4362 Northlake Boulevard
Palm Beach Gardens, FL 33410

Orlando

110 Lee Street
Ocoee, FL 34761

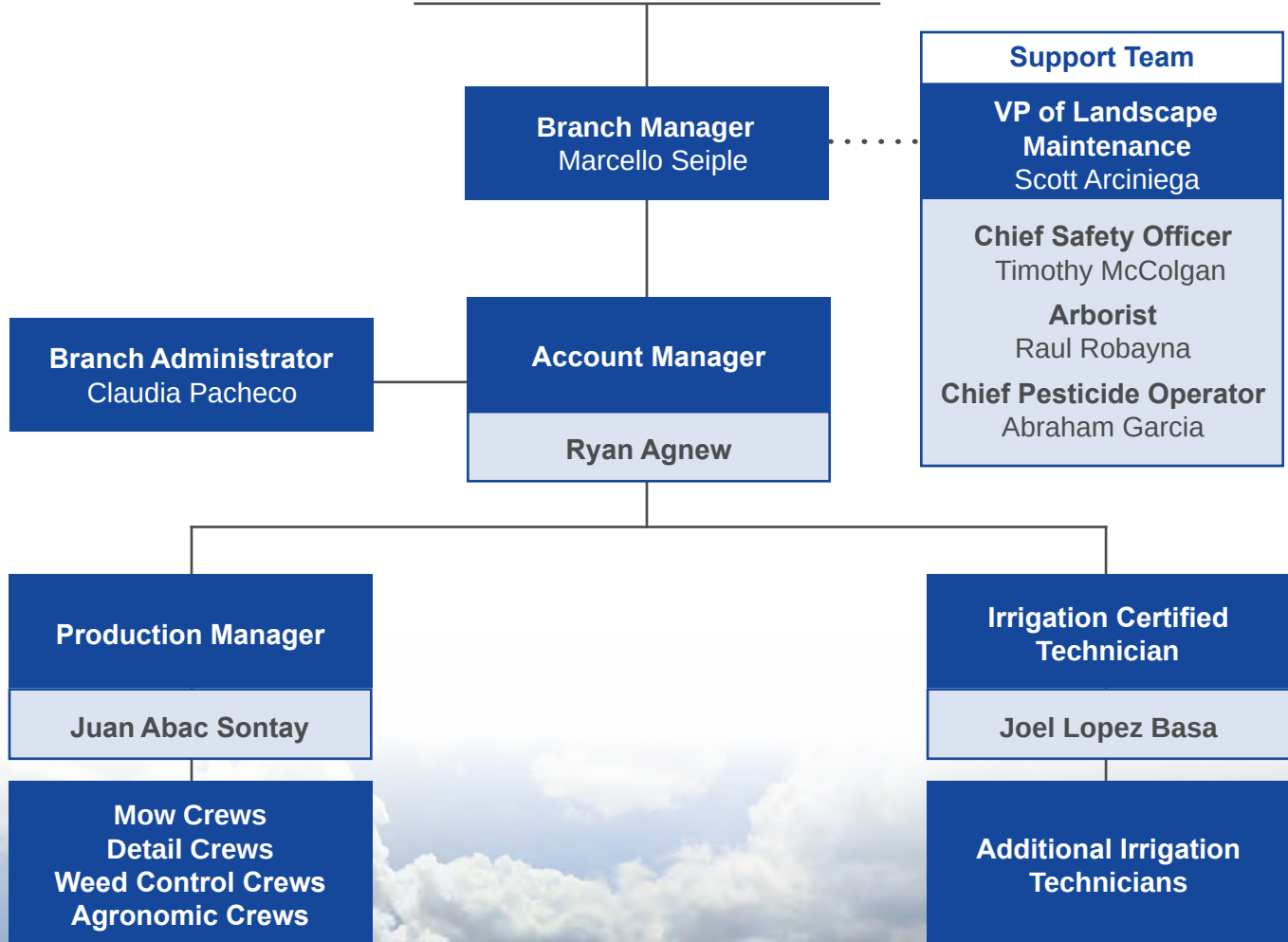
Jacksonville

6668 Columbia Park Dr S.
Jacksonville, FL 32258

*Arazoza Brothers is planning
on opening a new facility in
Port St. Lucie*

Organizational Chart

SOUTHERN GROVE 1 COMMUNITY DEVELOPMENT DISTRICT



Scott Arciniega

Vice President of Maintenance

Professional Qualifications

Mr. Arciniega has been involved in the landscape green industry for over 30 years. He moved from working as a Landscape Business Consultant back into leading and managing landscape commercial business operations. As the lead trainer for the Market Optimization Team, he coordinated and delivered training sessions throughout the BrightView merger between ValleyCrest and Brickman. His career includes extensive hands-on experience in landscape maintenance and management, ranging from field gardener to operations executive. He began his college career in landscape architecture before shifting his passion to horticulture, and he also has valuable experience in both the retail and wholesale nursery sectors.

Work History

Arazoza Brothers – Vice President of Maintenance

December 2024 – Present

- Lead and Manage the current Maintenance Division of Arazoza Brothers
- Responsible for growth and development of maintenance division including sales, operations, people development and financial security of the business

ADVANCE Consulting Group, Senior Partner, Nationwide

February 2018 – December 2024

- Consulting and training firm for the landscape industry
- Assess businesses to identify improvements aligned with short- and long-term goals
- Develop and deliver targeted learning sessions using multiple techniques
- Offer coaching and mentoring for all leadership and management levels
- Coach and Mentor Landscape management in the landscape field including landscape quality and efficiency
- Develop systems for companies across the country based on business needs

MGM, Director of Customer Experience, Baton Rouge, LA

August 2017 – January 2018

- Streamlined company processes through training and coaching to enhance customer experience
- Led strategic planning with all field and management team to improve landscape quality and customer service
- Acted as liaison across all organizational levels, promoting team culture and employee growth
- Developed and launched management training in customer service, employee development, finance, and operations

BrightView Landscape Services, Operational Trainer, Nationwide

November 2014 – July 2017

- Supported the ValleyCrest–Brickman merger at BrightView
- Developed and delivered training materials for 150 branch teams nationwide
- Implemented a new operating structure emphasizing customer relationship management, quality, and leadership
- Provided targeted follow-up training for Account Managers and Production Managers
- Partnered with IT to create mobile application tools

YEARS OF EXPERIENCE

30 years

CERTIFICATIONS

Nationally Certified CAMICB (Community Association Managers International Certification Board) Trainer

Certified by the Nevada Department of Business and Industry Real Estate Division to deliver approved landscape training courses

Certified by CAI Nevada to deliver approved landscape training courses

Certified Instructor by the Texas Real Estate Commission MCE TREC ID# 1000003459; License # 1545

InsideOut Development certified trainer

DDI certified 'Target Select' trainer

EDUCATION

University of Cal State Pomona, Pomona, CA

Bachelor of Science degree in Ornamental Horticulture, emphasis in Landscape Construction June 1996

Marcello Seiple

Branch Manager

Professional Qualifications

Mr. Seiple brings over 15 years of experience in the commercial landscape industry, with a background spanning field operations, supervision, and account management. He has managed commercial and municipal accounts with direct responsibility for customer satisfaction, budget performance, and contract compliance. His hands-on experience leading crews, combined with his role overseeing P&L performance and client relationships, allow him to effectively align field execution with client expectations.

Work History

Arazoza Brothers – Branch Manager

January 2025 – Present

- Manages day-to-day operations of a commercial landscaping branch over-Seeing personnel, scheduling, equipment, and budgets
- Directed branch performance by leading account managers and field teams, controlling labor and material costs, maintaining high levels of client satisfaction and contract compliance

Impact Landscaping and Irrigation – Account Manager

October 2023 – January 2025

- Performed regular review of customer account to ensure contractual compliance and meet and/or exceed customer expectation's while adhering to budgets
- Creating monthly reports outlining the financial status of customers' accounts
- Streamlined processes for greater efficiency and cost savings
- Monitored and reported on key performance indicators to ensure efficient operations
- Identified up-sell, cross-sell, and renewal opportunities to improve customer satisfaction and increase profits

Brightview Landscape – Account Manager

February 2018 – October 2023

- Managed a portfolio of accounts by providing timely support and guidance
- Cultivated strong client relationships through proactive communication and problem-solving
- Reviewed account activity reports to identify opportunities to increase sales and retain existing customers
- Resolved customer issues in a timely manner while maintaining a working relationship

Excel Landscaping – Account Manager

April 2008 – September 2018

- Built and maintained pipeline that supported monthly, quarterly, and annual goal
- Developed strategies for improving efficiency, productivity, quality control and cost reduction in the workplace
- Updated client information, contract changes and product prices in company databases
- Maintained company vehicles, equipment and tools in good working order

YEARS OF EXPERIENCE

15 years

MANAGEMENT SKILLS

Branch Operations:

Branch oversight
Route Planning
Crew Allocation
Production Scheduling
Equipment Management
Fleet Oversight
Safety Compliance
Quality Control

Financial Management:

P&L Management
Budget Control
Cost Management
Labor Forecasting
Margin Improvement
Financial Reporting
Client Management
Client Relations
Contract Compliance
Issue Resolution
Account Oversight

Ryan Agnew

Account Manager

Professional Qualifications

Mr. Agnew is an experienced landscaping Account Manager with over a decade of experience managing commercial and HOA landscape maintenance accounts. He has overseen client relationships, site inspections, budget coordination, and collaboration with production teams to ensure consistent service delivery and contract compliance. His background includes supporting enhancements, seasonal programs, and issue resolution through proactive communication. Mr. Agnew's experience allows him to effectively align client expectations with efficient field execution.

Work History

Arazoza Brothers – Account Manager

February 2023 – Present

- Manages commercial and HOA landscape accounts with a focus on contract compliance, budgeting, and service quality
- Conducts regular site walks and client meetings, coordinating with production teams to ensure consistent execution
- Supports enhancement proposal and scope adjustments based on site conditions and client need
- Monitors service performance and follow up on corrective actions to maintain client satisfaction and retention

The Collector – Account Manager

January 2019 – February 2023

- Oversaw high-visibility commercial and specialty properties, ensuring detailed service execution and quality control
- Coordinated enhancements, seasonal work, and corrective services while maintaining strong client relationships
- Performed regular inspections and prepared service reports for property Management teams
- Worked closely with operations staff to address labor, scheduling, and equipment needs across assigned accounts

ANCO Maintenance – Account Manager

February 2018 – January 2019

- Served as primary point of contact for assigned landscape accounts, managing service coordination and client communication
- Supported budget tracking, contract compliance, and resolution of maintenance and irrigation issues
- Assisted with scheduling crews and prioritizing service requests to meet contract requirements
- Participated in site walks and client meeting to address service concerns and expectations

Precision Landscape – Office Account Manager

May 2012 – February 2018

- Managed commercial and HOA landscape maintenance accounts, supporting daily service execution and customer satisfaction
- Performed site inspections and worked with field teams to address service issues
- Assisted with contract renewals, client reporting, and ongoing account documentation

YEARS OF EXPERIENCE

14 years

ACCOUNT MANAGER EXPERIENCE

Account Management:

Relationships
Communication
Retention
Renewals
Reporting

Client Services:

Site walks
Meetings
BOD
Follow-Up
Solutions

Financial Skills:

Budgets
Labor
Costs
Margins
Forecasts

Juan Abac Sontay

Production Manager

Professional Qualifications

Ms. Abac Sontay is an experienced landscaping Production manager with over a decade of hands-on leadership in commercial and HOA landscape operations. He has managed daily field production, crew supervision, labor planning, and equipment coordination to ensure consistent service delivery and contract compliance. His background includes working closely with account managers and branch leadership to control labor costs, support budgets, and maintain safety and quality standards, Mr. Abac Sontay's operational experience allows him to effectively translate client expectations into efficient field execution.

Work History

Arazoza Brothers – Production Manager

February 2023 – Present

- Oversees daily landscape maintenance operations, managing crews, schedules, and equipment to ensure contract compliance and service quality
- Plans labor allocation and routing to meet productivity targets while controlling labor hours and costs
- Conducts field inspections and coordinates corrective actions to maintain safety, quality standards, and client expectations
- Works closely with account managers and branch leadership to support budgets, enhancements, and operational efficiency

Brightview Landscaping – Production Manager

March 2021 – February 2023

- Managed commercial and HOA Landscape crews, ensuring timely completion of services and adherence to scope requirements
- Supervised foreman and field staff, providing training, safety oversight, and performance direction
- Coordinated equipment usage and maintenance to minimize downtime and maintain operational readiness
- Supported account managers with site walks, issue resolution, and execution of enhancement work
- Partnered with account managers to execute seasonal programs, enhancements, and corrective work while maintaining service levels and labor budgets

Seacrest Servies – Production Manager

January 2006 – March 2021

- Led day-to-day production operations for landscape maintenance across multiple properties
- Scheduled crews, managed labor hours, and monitored job performance to meet service and budget goals
- Ensured compliance with safety procedures and company standards through regular field oversight
- Assisted with onboarding and training of new employees to build consistent and reliable field teams

YEARS OF EXPERIENCE

20

FIELD EXPERIENCE

Operations:

Maintenance
Mowing
Pruning
Irrigation
Fertilization
Enhancement

Site Skills:

Inspections
Standards
Consistency

Cost Skills:

Labor
Budgets
Control
Efficiency

Crew Skills:

Safety
Oversight
Coaching
Training
Leadership

Claudia Pacheco

Branch Administrator

Professional Qualifications

Ms. Pacheco is a dedicated Branch Administrator with expertise in operations, finance, and HR administration. She oversees branch scheduling, purchasing, job costing, and accounts payable/receivable while serving as the central point of contact for communication, documentation, and contract administration. With a strong background in payroll for 150+ employees, benefits coordination, and financial reporting, she ensures efficiency, compliance, and smooth day-to-day operations that support the branch's overall success.

Work History

Arazoza Brothers – Branch Administrator

February 2024 – Present

- Provide high-level administrative support to branch operations and management
- Coordinate scheduling, purchasing, hiring documentation, and job costing activities
- Manage accounts payable and receivable tasks
- Support contract administration and assist with bid preparation and solicitation tracking
- Act as the branch's central point of contact for communication and documentation control

AeroGroundtek – Accounting Manager

January 2021 – November 2023

- Provided direct financial reporting and administrative support to senior management
- Managed calendars, travel arrangements, and daily executive tasks
- Maintained contract files and ensured proper document administration
- Tracked budgets and supported day-to-day budget management.
- Liaised with clients, vendors, and legal teams for contract creation and compliance
- Administered payroll for 150+ employees

CCR Solutions Inc – Branch Administrator

July 2019 – January 2021

- Handled payroll and HR administration for branch staff
- Maintained accurate employee records and coordinated benefits enrollment
- Ensured 401k, health insurance, and other benefit plans were correctly set up
- Responded to payroll and benefits inquiries and ensured compliance with company policies
- Assisted in accounts payable/receivable and tax preparation support

Groundtek of Central Florida – Office Manager / Full-Cycle Bookkeeping

April 2013 – July 2019

- Managed company books using QuickBooks
- Processed payroll, bank deposits, reconciliations, A/P and A/R
- Created quotes, processed purchase orders, and managed worker's comp online

YEARS OF EXPERIENCE

13

SOFTWARE EXPERIENCE

Accounting & Administration:

QuickBooks
Peach Tree Pro
Sage Intacct
Aspire
Calyx
Infinium/AS400
Visualzen
Procure It
PeopleSoft

HR & Payroll:

ADP
Paychex
Kronos
Stromberg
Concur

Productivity & Systems:

MS Excel
MS Word
MS PowerPoint
MS Access
SharePoint
SV2
CLASS

Timothy McColgan

Chief Safety Officer

Professional Qualifications

Mr. McColgan serves as Chief Safety Officer for Arazoza Brothers, specializing in safety compliance for landscape construction and maintenance operations. His responsibilities include conducting crew safety inspections on roadway and construction projects throughout Central and South Florida, performing site assessments, managing safety documentation, coordinating onboarding, and leading accident investigations. He also acts as a primary liaison with state agencies and engineering representatives on all safety-related matters. Mr. McColgan brings advanced technical skills in database reporting, satellite mapping, and multi-platform business software utilization. His prior professional experience includes positions with the University of South Florida and the Florida Department of Health, further strengthening his expertise in workplace safety and compliance.

Work History

Arazoza Brothers – Chief Safety Officer

June 2023 – Present

- Oversee landscape installation, irrigation, and maintenance crews with in-field safety compliance
- Maintain records of safety trainings, safety documentation submission
- Safety liaison between Arazoza Brothers, Corp. and construction clients
- Conduct in-field toolbox talks and safety inspection-based trainings with crews
- Specializing in roadway maintenance team safety compliance

Arazoza Brothers – Maintenance Project Manager

June 2019 – May 2023

- Management of FDOT highway Horticulture maintenance contracts throughout South and Central Florida
- Supervision of maintenance crews and directing Horticulture and Landscape maintenance operations for successful completion within FDOT contract requirements
- Coordination with FDOT and engineering representatives for site maintenance, warranty, and all project reporting requirements

Florida Department of Health – Environmental Specialist I

June 2018 – May 2019

- Certification in OSTDS evaluation through Fl. Dept. of Health
- Site evaluation skills including mapping, elevation calculation, soils analysis
- Computer skills including mapmaking, database reporting, GIS analysis, communications
- Daily interaction with contractors and citizens as well as regulatory authorities and representative of the state

University of South Florida – Organic Chemistry Teacher Assistant

August 2015 – May 2018

- Laboratory chemist for both organic chem I and organic chem II labs
- Multiphase synthesis of organic/inorganic substances
- Laboratory safety BMP's for students, including PPE and hazard identification

YEARS OF EXPERIENCE

10 years

CERTIFICATIONS

OSHA 30
CPR/First Aid/AED
Advanced MOT
GI-BMP

EDUCATION

Bachelor of Science degree
in Environmental Science
and Policy, USF Tampa
(August 2011- Dec 2014)

Master of Science degree in
Environmental Science and
Policy, USF St. Petersburg
(August 2015- May 2018)

Joel Lopez Basa

Irrigation Technician

Professional Qualifications

Experienced irrigation technician with strong knowledge in the installation, troubleshooting, repair, and maintenance of irrigation systems for commercial and residential properties. Skilled in diagnosing electrical and mechanical irrigation issues involving controllers, valves, wiring, clocks, sprinkler heads, and piping systems. Experienced in working with both potable and reclaimed water systems while maintaining efficient system performance and water management practices. Strong understanding of irrigation layouts, controller programming, timer adjustments, rain sensors, and system inspections to help reduce water waste and maintain proper coverage. Proven ability to complete repairs and installations efficiently while maintaining attention to detail, organization, and overall job site safety. Works well independently or as part of a team and capable of handling multiple responsibilities in fast-paced environments while maintaining a high standard of workmanship.

Work History

Arazoza Brothers – Irrigation Certified Technician

December 2023 – Present

- Plan, design, install, maintain upgrade and retrofit electronic and manual irrigation systems
- Install electronic irrigation controllers, valves, wire and new heads. Replace and repair irrigation existing sprinkler systems
- Troubleshoot potable water and reclaimed water irrigation systems, including sprinklers, irrigation controllers, remote control valves, low voltage wiring, and PVC and metal piping. Bend and mount electric conduit and wire 120 volts electric service into building electrical systems for irrigation timers and controllers
- Layout new irrigation clocks, valves, and systems. Troubleshoot electrical shorts in irrigation wiring, clocks, and valves. Install master valves, flow meters, specified irrigation computers, and the electrical connections to make the equipment work
- Assemble PVC irrigation pipe, fixtures, valves, and heads. Wire new electronic irrigation control clocks and electronic valves
- Estimate parts cost per job. Purchase supplies and stock items
- Maintain records and reports for parts stock, supplies and services for the purpose of keeping constant stock on hand and providing input on budget items

M&P Services – Irrigation Certified Technician

January 1989 – December 2023

- OCCC trouble shooting, designing, and repairing irrigation system
- Verified proper installation of irrigation systems for residential and commercial customers
- Provided in-depth irrigation system demonstration so that customers were aware of all features
- Checked work of other technicians and tactfully pointed out issues required resolution
- Installed and programmed clocks, timers and rain sensors to maintain proper irrigation levels and reduce water waste parts
- Installed irrigation systems and tested components to demonstrate proper functionality

YEARS OF EXPERIENCE

30 years

CERTIFICATIONS

FNGLA Florida Certified
Landscape Irrigation
Service Technician

Maintenance Equipment Inventory



Zero Turn Rotary Mowers



Walk Behind or Stand on Mower



Spray Backpack



Backpack Blowers



String Trimmers



Long Hedge Shears



Stick Edgers



Trailers for Transporting Equipment



Pickup Trucks



Dump Utility Vehicle



Utility Vehicles

Experience



Tab 2

Experience and Qualifications of Firm

Company Overview

Arazoza Brothers Corporation is one of Florida's leading landscape and irrigation contractors, with nearly four decades of experience providing landscape maintenance, irrigation management, and enhancement services for large-scale master-planned communities, municipalities, commercial properties, roadway systems, and high-end residential developments throughout the State of Florida.

Since 1988, Arazoza Brothers has built a reputation for delivering dependable service, strong communication, rapid response times, and consistently high-quality landscape presentation. Our company currently maintains a diverse portfolio of properties ranging from municipal roadway corridors and community development districts to luxury residential communities, marinas, mixed-use developments, and commercial facilities.

Arazoza Brothers understands the operational demands and presentation standards required for a large master-planned community such as Southern Grove Community Development District Nos. 1 through 10. Our experience managing extensive roadway systems, common areas, irrigation infrastructure, lakes, preserve edges, streetscapes, and high-visibility community entrances positions us uniquely to provide the level of service expected throughout the Tradition community.

Our Team includes experienced operations managers, certified irrigation technicians, licensed pesticide applicators, enhancement crews, and dedicated field supervisors who work together to ensure landscapes are maintained proactively, efficiently, and to the highest professional standards. We emphasize preventative maintenance, detailed property inspections, irrigation efficiency, safety, and responsive communication to minimize issues before they become larger problems.

Arazoza Brothers currently services numerous high-profile properties throughout Florida, including municipal contracts, master-planned communities, luxury developments, and large-scale commercial properties. Our experience includes maintaining properties with demanding aesthetic expectations, extensive irrigation systems, and strict performance standards similar to those required throughout Tradition.

Leadership

The company is led by **Alberto Arazoza, President**, and **Eduardo Arazoza, Vice President**, whose leadership and hands-on operational involvement have helped establish Arazoza Brothers as a trusted long-term partner throughout Florida's landscape industry. Their focus on accountability, responsiveness, employee development, and operational consistency continues to drive the company's growth and reputation.

At Arazoza Brothers, our philosophy is centered around protecting and enhancing the value of the properties we maintain. Through experienced personnel, professional management systems, quality control procedures, and a strong commitment to customer service, we are confident in our ability to successfully provide landscape and irrigation maintenance services for Southern Grove Community Development District Nos. 1 through 10.

Philosophy and Commitment

Our philosophy is rooted in preserving and enhancing client assets by delivering landscapes that are visually striking, sustainable, and enduring. By pairing technical expertise with a culture of continuous improvement, Arazoza Brothers Corporation consistently meets the highest expectations of both public and private clients.

Through a combination of visionary leadership, proven expertise, and a portfolio of landmark projects, Arazoza Brothers Corporation is uniquely qualified to deliver outstanding results for the Southern Grove Community Development District Nos. 1 through 10.



Experience and Qualifications of Firm

Experience and Expertise

Arazoza Brothers Corporation has proudly delivered landscape installation and maintenance services across Florida's most recognizable properties, including:

- **Avenir, Palm Beach Gardens** – A 4,752-acre master-planned community where Arazoza Brothers has been the primary landscape and irrigation contractor since inception, overseeing roadways, parcels, and natural preserves.
- **Town of Palm Beach Gardens** – Full-Service Landscape Management for the Town of Palm Beach Gardens, known for its well-planned streetscapes, lush tropical landscaping, and commitment to preserving green space throughout the community.
- **Town of Jupiter** – Comprehensive municipal landscape maintenance program for streetscapes, medians, and civic spaces, supporting the town's commitment to high environmental and aesthetic standards.
- **Central Florida Expressway Authority (CFX)** – Maintenance of over 10 million square feet of sustainable planted areas along 125 miles of roadway, winning multiple Florida Nursery, Growers, and Landscape Association (FNGLA) awards.
- **Panther National, Palm Beach County** – A private golf and residential community anchored by a Jack Nicklaus and Justin Thomas championship course, with meticulous landscape detailing across 2,400 acres.
- **Pier Sixty-Six Marina, Fort Lauderdale** – Florida's premier yachting destination, where Arazoza Brothers supports the luxury marine environment through pristine landscape maintenance that reflects the marina's elite standards.
- **Bal Harbour Shops** – Iconic global retail center undergoing a \$550 million expansion, where Arazoza Brothers provides landscape support to maintain its premier presentation.



Please see the following pages for detailed descriptions of our relevant projects.



References



Avenir of Palm Beach Gardens – Including an onsite crew, turf maintenance, bed detailing, irrigation, and agronomic care

Avenir is the most innovative development to happen to Palm Beach County in a generations. This 4,752-acre community located in prestigious Palm Beach Gardens was conceived by a creative team of award-winning, visionary architects, designers, and planners who bring creativity to every detail.

Client: Avenir of Palm Beach Gardens
Owner Address: 12255 Avenir Dr, Palm Beach Gardens
Contact Name: Jason Pierman
Contact Email: Jpierman@sdsinc.org
Contact Phone: (561) 818-8066
Annual Amount: \$1,211,085.36
Contract Dates: Oct. 2024 – Oct. 2026
Size of Facility: 4,752-acres

References



Full-Service Landscape Management for the Town of Palm Beach Gardens – Including daily porter services, turf maintenance, bed detailing, irrigation, and agronomic care

The Town of Palm Beach Gardens is known for its well-planned streetscapes, lush tropical landscaping, and commitment to preserving green space throughout the community. The City's visual character is defined by manicured medians, mature tree canopies, and cohesive landscape design that enhances both residential and commercial corridors.

Client: Town of Palm Beach Gardens
Owner Address: 4050 Johnson Dairy Road Palm
Contact Name: Chris Harvey
Contact Email: Charvey@pbdfl.gov
Contact Phone: (561) 804-7036
Annual Amount: \$999,660.00
Contract Dates: Oct. 2023 – Sept. 2028

References



Full-Service Landscape Management for the Town of Jupiter – Including daily porter services, turf maintenance, bed detailing, irrigation, and agronomic care.

The Town of Jupiter embodies coastal charm and natural beauty with its vibrant tropical landscapes and Old Florida character. Its municipal landscape program is a testament to the town's investment in visual appeal, environmental quality, and civic pride.

Client: Town of Jupiter
Owner Address: 3131 Washington Street, Jupiter, FL 33458
Contract No.: EPW 2024-12
Contact Name: Michael Schneider
Contact Email: MichaelSC@jupiter.fl.us
Contact Phone: (561) 741-2547
Contract Amount: \$981,266.39
Contract Dates: July 2023 – Present

References



Full-Service Landscape Management at SR 408, SR 417, CFX Headquarters, and Magnolia Service Center – Including daily porter services, turf maintenance, bed detailing, irrigation, and agronomic care

The Central Florida Expressway Authority (CFX) oversees a 125-mile user-funded expressway system spanning Brevard, Lake, Orange, Osceola, and Seminole counties, serving over 3.5 million residents and 75 million visitors annually. The corridor includes 73 interchanges, 369 bridges, and extensive landscape zones. CFX's commitment to sustainable landscape practices is evident across its 10 million+ square feet of planted areas—maintained with minimal irrigation and pesticide use.

Client: Central Florida Expressway Authority
Owner Address: 4974 Orlando Tower Rd, Orlando, FL 32807
Contract No.: 002089
Contact Name: Christopher Bloodwell
Contact Email: christopher.bloodwell@cfxway.com
Contact Phone: (407) 491-0306
Contract Amount: \$7,849,889.00
Contract Dates: June 2024 – June 2029
Size of Facility: 100 acres

References



Full-Service Landscape Management at SR 429, SR 414, SR 451, SR 453 and SR 528 throughout CFX Corridor – Including daily porter services, turf maintenance, bed detailing, irrigation, and agronomic care

The Central Florida Expressway Authority (CFX) oversees a 125-mile user-funded expressway system spanning Brevard, Lake, Orange, Osceola, and Seminole counties, serving over 3.5 million residents and 75 million visitors annually. The corridor includes 73 interchanges, 369 bridges, and large-scale roadway landscape corridors requiring ongoing maintenance and operational support. CFX's commitment to sustainable landscape practices is evident across its 10 million+ square feet of planted areas—maintained with minimal irrigation and pesticide use.

Client: Central Florida Expressway Authority
Owner Address: 4974 Orlando Tower Rd, Orlando, FL 32807
Contract No.: 002118
Contact Name: Matthew Bryant
Contact Email: matthew.bryant@cfxway.com
Contact Phone: (407) 491-0306
Contract Amount: \$7,289,360.00
Contract Dates: June 2025 – June 2030
Size of Facility: 130 acres

References



Full-Service Landscape Management of Common Grounds at Panther National – Including daily porter services, turf maintenance, bed detailing, irrigation, and agronomic care

Panther National redefines luxury private golf living with its 2,400-acre master-planned community and signature 18-hole championship course designed by Jack Nicklaus and Justin Thomas. The property blends elite recreation, modern design, and nature preservation in one of South Florida's most exclusive environments.

Client: Scott Hedge
Owner Address: 902 Clint Moore Road, Suite 128
Boca Raton, FL 33487
Contract No.: EB Panther LLC
Contact Name: Scott Hedge
Contact Email: Hedge@panthernational.com
Contact Phone: (561) 346-0102
Contract Amount: \$500,000.00
Contract Dates: May 2023 – Present
Size of Facility: 2,400 acres

List of Current Contracts

JOB TITLE	BRANCH
00178 M CFX	ORL
00217 M CFX(2)	ORL
00194 M Avenir CDD	PB
00131 M City of Palm Beach Gardens	PB
00171 M Town of Jupiter	PB
00078 M BHS	MIA
00199 M Pier 66	MIA
1232 New Mowing	MIA
00156 M Panther National	PB
00098 Ritz Miami Beach Residences	MIA
00241 M Windgate at Avenir	PB
00244 M Watermark at Avenir	PB
00158 M Salerno Reserve	PB
00239 M Vita at Grove Isle	MIA
1232 E4S44 I-95 Exp Ln	MIA
1531 SR528 Industry	ORL
1520 Kanner Highway	PB
1574 SR429 Wekiva Pkwy	ORL
00250 M Helios Apartments	MIA
1603 Suncoast Parkway	ORL
1619 Osceola East Irlo	ORL
1596 Eureka	MIA
1597 Kendall	MIA
1618 Underline	MIA
1666 Oakland Park	MIA
1245 E6J53 I-395	MIA
00158 M Salerno Reserve PH2	PB
1534 SR 429, SR 408, SR 418, SR 50	ORL
00210 M Five Park	MIA
00080 M Starwood	MIA
00159 M Hialeah Gardens Industrial Park	MIA
00249 M Eighteen Sunset	MIA
00227 Pier 66 Access Road	MIA
00140 M Belmont Village	MIA
00208 M Berkshire Coral Gables	MIA
00229 M Wynwood Plaza Residences	MIA
00230 M Wynwood Plaza Offices	MIA
00172 M 830 Brickell	MIA
1656 FPL PGA Office	PB
00169 M 1500 NW 97 Ave	MIA
00243 M Belmont Village Aventura	MIA

List of Current Contracts continued

JOB TITLE	BRANCH
00209 M 4000 Ponce – The Collection	MIA
1631 Lake County	ORL
00097 M 29 Wyn	MIA
00149 Brightline Ft Lauderdale	MIA
00185 M Society Wynwood	MIA
00152 Brightline Boca	PB
00186 M Miami Association of Realtors	MIA
00151 Brightline West Palm	PB
00150 Brightline Aventura	MIA
00077 M Bentley	MIA
00120 M Makoto	MIA
00235 WL Homes (Avenir)	PB
00247 M BHS Residential	MIA
00225 M Panther National Spec Home Lot 55	PB
00237 M District 225	MIA
1567 Oak Ridge	ORL

Understanding Scope of RFP



Understanding the Scope of RFP and Proposed Approach

Arazoza Brothers Corporation understands that the landscape and irrigation maintenance services for the District require more than routine mowing and general cleanup. The scope requires a complete, organized, and proactive maintenance program capable of protecting the appearance, function, safety, and long-term value of the District's public landscape areas. The work includes landscape maintenance, irrigation system maintenance, turf care, shrub and ornamental care, palm and tree care, weed control, pest control, fertilization, debris removal, inspections, reporting, storm response, and coordination with District management.

Our approach is built around consistent field execution, active supervision, irrigation responsiveness, and clear communication with District representatives. Arazoza Brothers recognizes that large community development districts require dependable scheduling, clean presentation, quick response to issues, and the ability to adjust resources when weather, seasonal growth, irrigation failures, or special conditions arise.

Landscape Maintenance Approach

Arazoza Brothers will provide routine landscape maintenance services in accordance with the specifications outlined in the Project Manual. Our crews will maintain turf areas, planting beds, medians, roadway corridors, entrances, common areas, lake edges, preserve edges, and other assigned maintenance areas in a professional and consistent manner. Work will include mowing, edging, string trimming, blowing, weed control, pruning, debris removal, and general cleanup.

Our field crews will be supervised to ensure that work is completed safely, efficiently, and in accordance with the District's expectations. Maintenance operations will be performed with attention to detail so that turf edges, landscape beds, sidewalks, curbs, hardscape areas, signage, and community entrances remain clean and presentable. The goal is not simply to complete tasks, but to maintain a consistent overall appearance throughout the District.

Irrigation Maintenance Approach

Arazoza Brothers understands that irrigation performance is one of the most important parts of this contract. Poor irrigation management can quickly lead to turf decline, plant stress, resident complaints, wasted water, washouts, flooding, and unnecessary replacement costs. For that reason, irrigation maintenance will be treated as a core part of the maintenance program, not as an afterthought.

Our irrigation personnel will inspect, adjust, troubleshoot, and maintain the irrigation system as required by the scope. This includes sprinkler heads, valves, controllers, valve boxes, coverage issues, leaks, broken components, clogged heads, misdirected spray, dry areas, overwatered areas, and other system concerns. Irrigation issues caused by mowing or maintenance operations will be reported and handled in accordance with the contract requirements.



Arazoza Brothers also understands the importance of communication regarding controller adjustments, system failures, piping breaks, and repairs that may require District direction or approval. When larger issues are discovered, they will be brought to the attention of the District representative so corrective action can be coordinated properly.

Turf, Shrub, Ornamental, Palm, and Tree Care

Arazoza Brothers will maintain turf, shrubs, ornamentals, palms, and trees using sound horticultural practices appropriate for Florida landscapes. Turf areas will be maintained through proper mowing practices, edging, trimming, weed control, fertilization coordination, and observation of irrigation coverage. Shrubs and ornamentals will be pruned to maintain intended shape, visibility, access, and overall health without excessive or improper cutting.

Fertilization and pest control services will be performed in accordance with applicable laws, label requirements, local restrictions, and the Project Manual. Arazoza Brothers understands that fertilization and pest control must be handled carefully, especially in large community settings where landscape appearance, environmental responsibility, and public visibility are all important.

Palm and tree care will be approached with the same focus on health, safety, and appearance. Pruning will be performed as needed to maintain visibility, reduce hazards, support plant health, and preserve the intended landscape design.

Weed Control, Pest Control, and Detail Maintenance

Weed control is a major part of maintaining a clean landscape appearance. Arazoza Brothers will address weeds in turf, planting beds, hardscape cracks, curb lines, medians, and other maintained areas using a combination of manual removal and approved chemical control methods as appropriate. Pest control will be performed by properly licensed or qualified personnel as required, with attention to turf, shrubs, ornamentals, palms, and other landscape materials.

Detail work will be a major focus of the maintenance program. A property of this size can quickly appear neglected if small details are ignored. Arazoza Brothers will focus on clean bed lines, maintained edges, debris removal, proper pruning, clear sidewalks, clean curb lines, and overall property presentation.



Scheduling, Supervision, and Quality Control

Arazoza Brothers will manage the work through a structured field supervision and quality control process. Supervisory personnel will coordinate daily and weekly work activities, monitor crew performance, review property conditions, and communicate with management regarding any issues requiring follow-up.

Quality control inspections will be used to verify that work is being completed properly and that the District's standards are being met. These inspections will focus on completed work, missed areas, irrigation concerns, turf conditions, plant health, debris, weeds, safety concerns, and overall appearance. The purpose of these inspections is to catch and correct issues before they become larger problems.

The company's management team will provide additional oversight to ensure service consistency, proper staffing, resource allocation, and contract compliance. This structure gives the District both field-level responsiveness and higher-level management accountability.

Reporting and Communication



Arazoza Brothers understands that reporting and communication are specifically important under this contract. The Project Manual requires written weekly reporting of completed work and identification of any work not performed, including the reason it was not completed. Arazoza Brothers will provide written communication to the District representative to document completed work, open items, weather delays, site limitations, irrigation concerns, and other conditions affecting the maintenance program.

Our communication approach is simple: identify issues early, report them clearly, and follow through until they are resolved. The District should not have to chase the contractor for basic updates. Communication will be handled through the assigned management and supervisory team so that the District has a clear point of contact and a reliable process for follow-up.

Responsiveness and Meeting Deadlines

Arazoza Brothers recognizes that responsiveness is one of the most important expectations in this RFP. The District needs a contractor that can respond to client needs, address irrigation issues, maintain schedules, communicate delays, and provide additional support when conditions require it.

Our proposed approach includes dedicated supervision, routine inspections, management oversight, and available support resources to respond to routine maintenance needs, irrigation repairs, storm-related cleanup, and special conditions. When

issues arise, Arazoza Brothers will coordinate with the District representative and take appropriate action in accordance with the contract requirements.

The company has extensive experience maintaining municipal, roadway, commercial, and master-planned community properties where deadlines, response times, public visibility, and client communication are critical. That experience allows Arazoza Brothers to manage large maintenance programs without relying on guesswork.

Storm Response and Priority Service

Arazoza Brothers understands that the scope identifies the District as a priority customer in the event of a significant weather event. Our team will be prepared to respond once conditions are safe for crews to work. Initial response efforts will focus on debris that affects traffic flow, streets, driveways, structures, access routes, and other critical areas. After priority access and safety concerns are addressed, crews will continue with remaining debris cleanup and then return to regularly scheduled maintenance.



This phased storm response approach is important because it keeps the focus on safety, access, and recovery before returning to normal maintenance operations. Arazoza Brothers will coordinate with District management regarding debris staging, documentation, additional work, and restoration needs following major weather events.

Additional Services and Work Authorizations

Arazoza Brothers understands that certain work may fall outside the base maintenance scope and may require separate authorization. The Project Manual includes a work authorization process for additional services. Arazoza Brothers will follow the required process for extra work, including providing pricing, scope clarification, and documentation before proceeding when authorization is required.

This approach protects the District and the contractor by keeping additional work clear, documented, and properly approved. It also allows the District to request additional landscape, irrigation, enhancement, repair, or restoration services when needed without disrupting the base maintenance program.

Environmental and Irrigation Efficiency



Arazoza Brothers understands the importance of maintaining attractive landscapes while also being responsible with water, chemicals, and long-term landscape health. The company's services include landscape maintenance, landscape installation, hardscape, and irrigation system installation and repair, with irrigation work focused on efficient water distribution and lasting landscape health. Arazoza Brothers' public service descriptions emphasize reliable year-round maintenance, irrigation performance, and tailored landscape solutions.

Our approach for the District will include attention to irrigation efficiency, proper coverage, reduction of wasteful overspray, identification of leaks, and coordination of controller adjustments. Proper irrigation management supports plant health, reduces unnecessary replacement costs, and helps maintain a cleaner, safer, and more sustainable community landscape.

Safety and Public Awareness

Because this work will be performed in public-facing areas, safety will be a constant priority. Crews will work around roadways, sidewalks, medians, common areas, residents, vehicles, pedestrians, and District infrastructure. Arazoza Brothers will use appropriate safety practices, equipment operation procedures, traffic awareness, and crew supervision to reduce risk during maintenance operations. Our Team includes Timothy McColgan and Raul Robayna, who are both certified in FDOT MOT. Mr. McColgan is also OSHA 30 certified.

Crews will be expected to maintain clean work areas, secure equipment, avoid unnecessary disruption, and complete work in a manner that respects the community and the public nature of the District's maintained areas.

Transition Plan in Conjunction with Scope of Service Calendar

Start Up Plan Prior to Day 1 Start

- Source out necessary trucks, trailers, equipment, tools, and personnel
- Identify team members for proper staffing needs
- Create preliminary schedule for each crew (mow, detail, irrigation, etc.)
- Introduce management, staff, and team members to mapping, scheduling, and routing
- Create communication plan with property management and board members
- Provide First Month Schedules to Property Management and board members
- Meet with Property Manager and board members to discuss plan

First 90 Days

- After each 30 days of service reassess and adjust schedule as needed and provide client with adjusted schedule
- Adjust communication process. Including weekly and monthly reports, with daily communication to develop partnership
- Make adjustment to daily operations as needed
- Meet with Property Manager and board members to discuss progress as needed on daily operations
- Continue training crews and identifying key team members

After 90 Days

- Continue consistent communication process put in place to ensure a strong partnership
- Begin to identify enhancement needs throughout community
- Reevaluate routing and scheduling for potential improvements to best suite community needs
- Dial in and follow through with consistent scheduling, communication, and performance

The Transition Plan above and Landscaping Scope of Services Calendar on the following page are based off of RFP and exhibit B maps provided.

Overall Commitment

Arazoza Brothers Corporation understands the full scope of landscape and irrigation maintenance services required for the District. The work requires consistent maintenance, experienced supervision, strong irrigation capability, clear communication, weekly reporting, responsiveness, storm readiness, safety awareness, and the flexibility to support additional services when needed.

Our approach is built to provide the District with a dependable long-term maintenance partner capable of protecting the appearance and function of the community's landscape assets. Through experienced personnel, organized field operations, proactive inspections, irrigation expertise, and responsive communication, Arazoza Brothers is prepared to provide professional landscape and irrigation maintenance services that meet the expectations of the District and support the long-term presentation of the community.





Landscaping Scope of Services Calendar														
Weeks	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		
TURF	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Visits	Cost Per Year
Mow St Augustine	1/04, 1/18	2/01, 2/15	3/1, 3/15	4/5, 4/19	5/3, 5/17, 5/24	6/7, 6/14, 6/21, 6/28	7/6, 7/13, 7/20, 7/27	8/3, 8/10, 8/17, 8/24, 8/31	9/7, 9/14, 9/21, 9/28	10/12, 10/26	11/09, 11/23	12/7, 12/21	34	Included
Mowing Zoyzia (Founders Square) - Reel Type Mower - Founders Square Scope Of Work is duplicated in Southern Grove CDD. Founders Square will be serviced in the Traditions Scope of service													0	
Litter Control Prior To Each Mow	5	4	4	5	4	4	4	5	4	5	4	4	52	
Trim / Shrub Shearing	1	1	1	1	1	1	1	1	1	1	1	1	12	
Weed control	2	2	2	2	3	4	4	5	4	4	2	2	36	
Soft Edge	2	2	2	2	3	4	4	5	4	4	2	2	36	
Hard Edging	2	2	2	2	3	4	4	5	4	2	2	2	34	
Site Visits; Trash pick-up	1	1	1	1	1	1	1	1	1	1	1	1	12	
Fertilization / IPM - Zoyzia (Founders Square) - Founders Square scope of work is duplicated in Southern Grove CDD. Founders Square will be serviced in the Traditions scope of services													0	
Fertilization Granular - St Augustine			1				1			1			3	
Fertilization Liquid - St Augustine					1								1	
St Augustine Turf Pest Control - Arena			1	1			1	1					4	
St Augustine Turf Weed Control - Pre emergent Herbicide			1							1			2	
St Augustine Turf Weed Herbicide - Celcius					1				1				2	
Fire Ant Control - Topchoice			1						1				2	
SHRUBS AND BEDS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Visits	Cost Per Year
Weed control	1	1	1	1	1	1	1	1	1	1	1	1	12	Included
Shear Shrubs Up To 5'	1	1	1	1	1	1	1	1	1	1	1	1	12	
Ornamental Pest Control - Contact and Systemic				1					1				2	
Ornamental Crown Clearing (1/3 internal branches)				1									1	
Pruning and Shaping Shrubs "Housekeeping"	2	2	2	2	3	4	4	5	4	2	2	2	34	
Ornamental And Tree Fertilization - Granular			1							1			2	
TREES / PALMS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Visits	Cost Per Year
Prune Safety Hazards / Line Of Site < = 8' - 14'	1	1	1	1	1	1	1	1	1	1	1	1	12	Included
Palm Tree Pest Control - Liquid Drench					1			1					2	
Fertilization Palm Granular			1							1			2	
Fertilization Palm Liquid					1			1					2	
IRRIGATION	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Visits	Cost Per Year
Check and Inspection	1	1	1	1	1	1	1	1	1	1	1	1	12	Included
MULCH, LARGE PRUNING & ANNUALS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Visits	Cost Per Year
Brown Mulch Application														Per Request
Color - Annuals														
Non - Ornamental Tree Pruning														
CUSTOMER CARE	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Visits	Cost Per Year
Service Reporting	5	4	4	5	4	4	5	4	4	5	4	4	52	Included
Formal Quality Inspection	1	1	1	1	1	1	1	1	1	1	1	1	12	
Management On Site (Daily)	5	4	4	5	4	4	5	4	4	5	4	4	52	

Southern Grove Site Map



The Transition Plan and Landscaping Scope of Services Calendar are based off of RFP and exhibit B maps provided.

Financial Capacity



Tab 4

Financial Capacity

Arazoza Brothers Corporation has the operational and financial capability necessary to successfully perform the landscape and irrigation maintenance services required under this contract. As an established Florida contractor with decades of experience managing large-scale municipal, commercial, roadway, and master-planned community properties, the company maintains the staffing, equipment, insurance coverage, and operational resources necessary to support long-term maintenance operations.

Arazoza Brothers maintains the personnel, management structure, fleet resources, and financial stability required to mobilize and sustain landscape and irrigation maintenance services in accordance with the Project Manual and contract requirements. The company has extensive experience managing contracts requiring ongoing scheduling, supervision, irrigation support, equipment allocation, and rapid response capabilities.

The company carries the insurance coverage required for contracts of this size and scope and maintains all required business registrations and licenses necessary to operate within the State of Florida. Proof of insurance and supporting company information are included within this proposal package.

Arazoza Brothers has a long-standing history of successfully servicing public and private clients throughout Florida and remains committed to maintaining the operational support, personnel, and resources necessary to fulfill the requirements of this contract.

Total Annual Dollar Value of work completed for the last 3 years:

2025: \$69.7 Million **2024:** \$62.6 Million **2023:** \$51.3 Million

Audited Financial Statements are available upon request





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/18/2025

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 Brown & Brown Insurance Services, Inc. 1201 W Cypress Creek Rd Suite 130 Fort Lauderdale FL 33309		CONTACT NAME: PHONE (A/C, No, Ext): (954) 776-2222 FAX (A/C, No): (954) 776-4446 E-MAIL ADDRESS: 053.Certs@bbrown.com	
INSURED Arazoza Brothers Corporation 7027 SW 87 Court Miami FL 33173		INSURER(S) AFFORDING COVERAGE INSURER A: FCCI Insurance Company INSURER B: Westchester Surplus Lines Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 10178 10172	

COVERAGES

CERTIFICATE NUMBER: CL2531882827

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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			GL10006771204	04/01/2025	04/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employee Benefit Liab \$ 1,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CA10006771304	04/01/2025	04/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			UMB10008352502	04/01/2025	04/01/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC010009981500	04/01/2025	04/01/2026	☒ 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
B	Contractors Pollution Liability w/Professional Liability			G74464646002	04/01/2025	04/01/2026	Each Claim \$2,000,000 Aggregate \$2,000,000

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

For Informational Purposes Only

CERTIFICATE HOLDER

CANCELLATION

Proof Of Insurance XXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXX 00000	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--

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ACORD 25 (2016/03)

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Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Arazoza Brothers Corporation
7027 SW 87 Court
Miami, FL 33173

SURETY:

(Name, legal status and principal place of business)

Great Midwest Insurance Company
800 Gessner Road, Suite 600
Houston, TX 77024

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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

OWNER:

(Name, legal status and address)

Southern Grove Community Development District No. 1
10521 SW Village Center Dr., Suite #203,
Port St. Lucie, FL 34987

BOND AMOUNT: \$ \$25,000.00

Twenty Five Thousand Dollars and 00/100

PROJECT:

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

LANDSCAPE & IRRIGATION MAINTENANCE SERVICES, SOUTHERN GROVE COMMUNITY
DEVELOPMENT DISTRICT NOS. 1-10

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

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

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

Signed and sealed this 22nd day of May, 2026



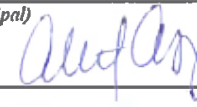
(Witness)



(Witness) Natalia Aras

Arazoza Brothers Corporation

(Principal) _____ (Seal)

By: 

(Title)

Great Midwest Insurance Company
(Surety) _____ (Seal)

By: 

(Title) Charles J. Nielson Attorney-in-Fact
Surety Phone No. 713-935-4800

S-0054/AS 8/10

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Dale A. Belis, Marilyn Ann Blome, Donald Bramlage, Edward M. Clark, Christian Collins, F. Danny Gann, David R. Hoover, Jarrett Merlucci, Laura D. Mosholder, Charles J. Nielson, Jessica P. Reno, Audria R. Ward, Edward T. Ward, Kevin Wojtowicz, Richard Zimmerman, Charles D. Nielson, Brett M. Rosenhaus

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.



GREAT MIDWEST INSURANCE COMPANY

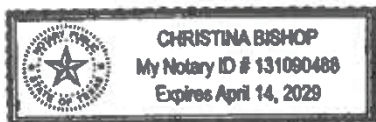
BY

Mark W. Haushill

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY

Christina Bishop

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 22nd Day of May 2026



BY

Patricia Ryan

Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

Price



Tab 5

**PROPOSAL FORM
PROPOSAL SUMMARY SHEET**

I, Alberto Arazoza REPRESENTING Arazoza Brothers
Company and/or Corporation ("Proposer"), agree to furnish the services required in the
scope/specifications at the following prices:

I. Contract Proposal Amount: \$ 378,348.00
*(Please provide an average of
all five years of pricing)*

Annual Total, Year 1: \$ 358,512.00

Annual Total, Year 2: \$ 369,264.00

Annual Total, Year 3: \$ 380,340.00

Annual Total, Year 4: \$ 387,936.00

Annual Total, Year 5: \$ 395,688.00

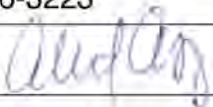
Following the expiration of the Landscape and Irrigation Maintenance Agreement's initial term and four annual renewals, the parties have the option to renew the agreement for additional one-year terms ("Additional Terms"). Adjustments to the annual fee schedule for the Additional Terms shall be based on a Consumer Price Index Adjustment and/or other relevant factors and must be mutually agreed upon by both parties.

II. Proposer Information

NAME OF PROPOSER: Arazoza Brothers

ADDRESS: 7027 SW 87th Ct, Miami, FL 33173t

PHONE: (305) 246-3223 FAX: N/A

SIGNATURE: 

PRINTED NAME: Alberto Arazoza

TITLE: President

DATE: 05/22/2026

V. PROPOSAL FORMS

2

Additional Support Documentation and Required Forms



IV. AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned authority, appeared the affiant, Alberto Arazoza, 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 President for Arazoza Brothers ("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 Southern Grove Community Development District No. 1'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 05/06/2026

Addendum No. 2 dated 05/18/2026

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; (iv) this is an informal bid, and no protest rights or other procurement rights will be afforded to the Proposer; and (v) the Proposer has waived any right to challenge any matter

relating to the Project Manual, including but not limited to any protest relating 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 22nd day of May, 2026.



CLAUDIA PACHECO
Commission # HH 692150
Expires June 25, 2029

Proposer: [Signature]
By: Alberto Arazoza
Title: President

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of May, 2026, by Alberto Arazoza of Arazoza Brothers Corp. who is ☒ personally known to me or ☐ who has produced personally known as identification, and ☐ did or ☐ did not take the oath.

[Signature]
Notary Public, State of Florida
Print Name: Alberto Arazoza
Commission No.: HH 692150
My Commission Expires: 06/25/2029

V. PROPOSAL FORMS

PROPOSAL FORM FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

TO BE SUBMITTED TO:

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1
Special District Services, Inc.
on or before May 22, 2026 at 11:00 a.m. (EST)**

TO: Tradition Community Development District No. 1

FROM: Arazoza Brothers
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Tradition Community Development District Nos. 1-11 , the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the Districts.

All proposals shall be in accordance with the Project Manual.

Proposal Form Contents:

Proposal Summary
Part I – General Information
Part II – Personnel and Equipment
Part III – Experience
Signature Page

**PROPOSAL FORM
PROPOSAL SUMMARY SHEET**

I, Alberto Arazoza REPRESENTING Arazoza Brothers
Company and/or Corporation ("Proposer"), agree to furnish the services required in the
scope/specifications at the following prices:

I. Contract Proposal Amount: <i>(Please provide an average of all five years of pricing)</i>	<u>\$ 378,348.00</u>
Annual Total, Year 1:	<u>\$ 358,512.00</u>
Annual Total, Year 2:	<u>\$ 369,264.00</u>
Annual Total, Year 3:	<u>\$ 380,340.00</u>
Annual Total, Year 4:	<u>\$ 387,936.00</u>
Annual Total, Year 5:	<u>\$ 395,688.00</u>

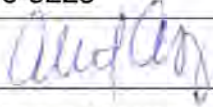
Following the expiration of the Landscape and Irrigation Maintenance Agreement's initial term
and four annual renewals, the parties have the option to renew the agreement for additional one-
year terms ("Additional Terms"). Adjustments to the annual fee schedule for the Additional
Terms shall be based on a Consumer Price Index Adjustment and/or other relevant factors and
must be mutually agreed upon by both parties.

II. Proposer Information

NAME OF PROPOSER: Arazoza Brothers

ADDRESS: 7027 SW 87th Ct, Miami, FL 33173t

PHONE: (305) 246-3223 FAX: N/A

SIGNATURE: 

PRINTED NAME: Alberto Arazoza

TITLE: President

DATE: 05/22/2026

V. PROPOSAL FORMS

2

PROPOSAL FORM
PART I – GENERAL INFORMATION

- Proposer General Information:*

Proposer Name Arazoza Brothers

Street Address 7027 SW 87th Ct

P. O. Box (if any) N/A

City Miami State FL Zip Code 33173

Telephone (305) 246-3223 Fax no. N/A

1st Contact Name Marcello Seiple Title Branch Manager

2nd Contact Name Scott Arciniega Title VP of Maintenance

Parent Company Name (if any) N/A

Street Address N/A

P. O. Box (if any) N/A

City N/A State N/A Zip Code N/A

Telephone N/A Fax no. N/A

1st Contact Name N/A Title N/A

2nd Contact Name N/A Title N/A

- 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 2/22/1988

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

If no, please explain N/A

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 N/A

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

General Liability	<u>\$1,000,000.00</u>
Automobile Liability	<u>\$1,000,000.00</u>
Workers Compensation	<u>\$1,000,000.00</u>
Expiration Date	<u>04/01/2027</u>

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

Florida Certified General Contractor License (CGC1506166) / Status: In Good Standing

The Florida Nursery, Growers & Landscape Association / Status: In Good Standing

FDACS Limited Lawn and Ornamental Pest Control License / Status: In Good Standing

FDOT Temporary Traffic Control (TTC) Advanced Certification / Status: In Good Standing

Limited Commercial Fertilizer Applicator License / Status: In Good Standing

Limited Commercial Fertilizer Applicator License / Status: In Good Standing

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 4362 Northlake Blvd, Unit 102

P. O. Box (if any) N/A

City Palm Beach Gardens State FL Zip Code 33410

Telephone (786) 779-1364 Fax no. _____

1st Contact Name Marcello Seiple Title Branch Manager

2nd Contact Name Scott Arciniega Title VP of Maintenance

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

<u>1</u>	Supervisors, who will be onsite <u>5</u> days per week;
<u>1</u>	Technical personnel, who will be onsite <u>5</u> days per <u>WEEK</u> ; and
<u>4</u>	Laborers, who will be onsite <u>5</u> 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: Abraham Garcia

Position / Certifications: Agronomics Manager / Certified Pest Control Operator

Duties / Responsibilities: Oversees Pesticide / Herbicide Applications

% 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: Avenir CDD / Palm Beach Gardens

Contact: Megan Bowdent Contact Phone: (561) 596-4316

Project Type/Description: Landscaping Maintenance / Full Service Landscaping

Duties / Responsibilities: Oversees Pesticide / Herbicide Applications

Dollar Amount of Contract: \$1,211,085.36

Proposer's Scope of Services for Project: Provide agronomic oversight and support related to pesticide and herbicide applications, including field guidance, staff training, safety and compliance awareness, and assistance with implementation of best management practices.

Dates Serviced: Oct. 2024 - Present

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

Subcontractor Name Heath Beimly Services

Street Address 10130 Northlake Blvd

P. O. Box (if any) N/A

City West Palm Beach State FL Zip Code 33412

Telephone (561) 718-9610 Fax no. _____

1st Contact Name Matt Beimly Title Manager

2nd Contact Name N/A Title N/A

Proposed Duties / Responsibilities: Large area mowing, rough cut/bush hos services, vegetation control, and maintenance of undeveloped or specialty turf areas as needed

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

Project Name/Location: Avenir CDD

Contact: Megan Bowden Contact Phone: (561) 596-4316

Project Type/Description: Bush Hogging Bahia Fields

Dollar Amount of Contract: As needed / no contract

Proposer's Scope of Services for Project: Bush hogging open Bahia lots

Dates Serviced: As needed

Subcontractor Name Advanced Mulch Inc

Street Address 9621 US-441

P. O. Box (if any) N/A

City West Palm Beach State FL Zip Code FL

Telephone (561) 815-2449 Fax no. N/A

1st Contact Name Matt Wurth Title Manager

2nd Contact Name N/A Title N/A

Proposed Duties / Responsibilities: Large scale mulch installation, material delivery, landscape enhancement support, and related specialty services as needed.

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

Project Name/Location: Avenir CDD

Contact: Megan Bowden Contact Phone: (561) 596-4316

Project Type/Description: Mulching Common Areas

Dollar Amount of Contract: \$290,000.00

Proposer's Scope of Services for Project: Mulch all common areas outside of communities that belong to the CDD

Dates Serviced: April 2026

- *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:*
Subcontractors utilized by Arazoza Brothers are required to provide Certificates of Insurance (COIs) and meet company insurance and risk management requirements prior to performing work. Documentation is reviewed to ensure compliance with project requirements.
- *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: Arazoza Brothers Corporation

DATE: 05/22/2026

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
Alberto Arazoza	President		Miami, FL
Eduardo Arazoza	Vice President	Oversight of company operations, business development, financial performance, and organizational management	Miami, FL
Eduardo Jose Arazoza	Director	Management oversight, operational support, and coordination of company initiatives and resources	Miami, FL
FOR PARENT COMPANY (if applicable)			
N/A			

V. PROPOSAL FORMS

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**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: Arazoza Brothers Corporation

DATE: 5/22/2026

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
Marcello Seiple	Branch Manager	Manages branch operations and personal	Palm Beach Gardens	25% / 2 Days per week	1	15
Joe Sikora	Sr. Account Manager	Client relations and account oversight	Palm Beach Gardens	100% / 5 days a week	1	6
Ryan Agnew	Account Manager	Client communication and account support	Palm Beach Gardens	10% / Support as needed	3	14
Juan Abac Sontay	Production Manager	Oversees field crews and daily operations	Palm Beach Gardens	100% / 5 days a week	1	20
Joel Lopez Basa	Irrigation Manager	Manages irrigation operations and repairs	Palm Beach Gardens	50% / 2-3 Days per week	3	30
Claudia Pacheco	Branch Administrator	Administrative support and branch coordination	Orlando	10% / Office admin	3	13
Timothy McColgan	Chief Safety Officer	Safety compliance and training oversight	Miami	10% / Twice monthly as needed	3	10
Scott Arciniega	VP of Maintenance	Oversees maintenance operations and performances	Remote	10% / Twice monthly or as needed	2	30

V. PROPOSAL FORMS

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

PROPOSER: Arazoza Brothers

DATE: 5/22/2026

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
4	72" Standing Mowers	2 Project "Traditions & Southern Grove"	9160 Old Dixie Hwy, Lake Park, FL 33403
3	60" Standing Mowers	2 Project "Traditions & Southern Grove"	9160 Old Dixie Hwy, Lake Park, FL 33403
2	52" Standing Mowers	2 Project "Traditions & Southern Grove"	9160 Old Dixie Hwy, Lake Park, FL 33403
1	104" Riding Mowert	2 Project "Traditions & Southern Grove"	9160 Old Dixie Hwy, Lake Park, FL 33403
1	Walk Behind Reel Mower	2 Project "Traditions & Southern Grove"	9160 Old Dixie Hwy, Lake Park, FL 33403
3	Kubota RTV's	2 Project "Traditions & Southern Grove"	9160 Old Dixie Hwy, Lake Park, FL 33403
6	Weed Eaters	2 Project "Traditions & Southern Grove"	9160 Old Dixie Hwy, Lake Park, FL 33403
6	Stick Edgers	2 Project "Traditions & Southern Grove"	9160 Old Dixie Hwy, Lake Park, FL 33403
6	Hedge Trimmers	2 Project "Traditions & Southern Grove"	9160 Old Dixie Hwy, Lake Park, FL 33403
2	Isuzu NPR	2 Project "Traditions & Southern Grove"	9160 Old Dixie Hwy, Lake Park, FL 33403
3	Truck/Trailer Combinations	2 Project "Traditions & Southern Grove"	9160 Old Dixie Hwy, Lake Park, FL 33403

The Lake Park location is our current storage facility. As noted earlier in this proposal, we are currently looking for a Port St. Lucie facility.

V. PROPOSAL FORMS

10

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a Community Development District No. 1 previously?*
Yes ☐ No ☒
If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: N/A

Contact: N/A Contact Phone: N/A

Project Type/Description: N/A

Dollar Amount of Contract: N/A

Scope of Services for Project: N/A

Dates Serviced: N/A

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) calendar years:*

2025 = \$69,700,000

2024 = \$62,600,000

2023 = \$51,300,000

- *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: Avenir of Palm Beach Gardens

Contact: Jason Pierman Contact Phone: (561) 818-8066

Project Type/Description: Full landscaping maintenance / On-site crew, turf maintenance, bed detailing, irrigation, agronomic care

Dollar Amount of Contract: \$4,120,941.66

How was the project similar to this project? Avenir is similar to Tradition as both are large-scale master planned communities requiring ongoing landscape and irrigation maintenance across common areas, roadways, medians, amenity areas, and highly visible public spaces. Both properties require coordinated scheduling, detailed maintenance standards, irrigation management, and responsive service to maintain overall community appearance and functionality.

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

Avenir Master Association landscape services include 40 annual mowing cycles, 12 detailed visits, and 12 irrigation wet checks. Turf management includes four annual fertilizer applications. Palm and shrub care includes two annual treatment applications with ongoing monthly Integrated Pest Management (IPM) services.

List of equipment used on site: Mowers, Edgers, Blowers, String Trimmers, Spray Backpacks, Kubota RTV's, Isuzu's

List of subcontractors used: All Florida Tree, Advanced Mulch, Avery Specialty Turf

Is this a current contract? Yes x No

Duration of contract: 3 year with auto renew

- *(Information regarding similar projects – continued)*

Project Name/Location: City of Palm Beach Gardens

Contact: Chris Harvey Contact Phone: (561) 804-7306

Project Type/Description: Full-Service Landscape Management / Daily porter services, turf maintenance, bed detailing, irrigation, and agronomic care

Dollar Amount of Contract: \$4,998,300.00

How was the project similar to this project? Town of Palm Beach Gardens is similar to Tradition as both require ongoing landscape and irrigation maintenance for roadways, medians, common areas, and highly visible public spaces with consistent maintenance standards and responsive service.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): PBG landscape maintenance services include 40 annual mowing cycles and 12 scheduled detail visits throughout the property. Services focus on maintaining overall landscape appearance, turf presentation, edging, trimming, and routine maintenance of common areas and highly visible spaces.

List of equipment used on site: Mowers, Edgers, Blowers, String Trimmers, Isuzu's

List of subcontractors used: All Florida Trees

Is this a current contract? Yes x No

Duration of contract: 5 Years

- *(Information regarding similar projects – continued)*

Project Name/Location: Town of Jupiter

Contact: Michael Schneider Contact Phone: (561) 741-2547

Project Type/Description: Full-service landscape management including daily porter service, turf maintenance, bed detailing, irrigation, and agronomic care

Dollar Amount of Contract: \$2,943,799.17

How was the project similar to this project? Town of Jupiter is similar to Tradition as bot require ongoing landscape and irrigation maintenance across roadways,k medians, common area, and highly visible public spaces. Both projects require coordinated scheduling, detailed maintenance standards, proactive irrigation management, and responsive service to maintain community appearance and overall functionality.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Landscape services include 40 annual mowing cycles, 6 detail visits, weekly irrigation wet checks, 24 bed weed control applications. Additional services include four annual turf fertilization applications, six palm treat applications, two chemcial pest control applications including fire ant treatments, one hardwood/canopy tree fertilization application, one canopy tree tree pruning cycle, two palm pruning cycles, and annual mulch installation.

List of equipment used on site: Mowers, Edgers, Blowers, String Trimmers, Isuzu's Kubota RTV

List of subcontractors used: Palm Coast Trees, Beimly Bush Hog

Is this a current contract? Yes x No

Duration of contract: 3 years with optional renewal

- *(Information regarding similar projects – continued)*

Project Name/Location: Central Florida Expressway Authority

Contact: Christopher Bloodwell Contact Phone: (407) 491-0306

Project Type/Description: Full-Service Landscape Management including daily porter services, turf maintenance, bed detailing, irrigation, and agronomic care

Dollar Amount of Contract: \$7,849,889.00

How was the project similar to this project? Central Florida Expressway Authority (CFX) is similar to

Tradition as both require large-scale landscape and irrigation maintenance across highly visible corridors and common areas. Both projects require proactive, scheduling, detailed maintenance, standards, irrigation oversight, and responsive service to maintain appearance, safety, and overall functionality.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Provide landscape maintenance services including 40 scheduled mowing cycles, trimming, herbicide applications on a three week cycle, fertilization and pest control services, two annual mulch applications, and palm pruning twice annually. Services include routine maintenance necessary to maintain project landscape areas in accordance with project requirements.

List of equipment used on site: Mowers, Edgers, Blowers, String Trimmers

List of subcontractors used: N/A

Is this a current contract? Yes ☒ No ☐

Duration of contract: 5 Years

- *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: N/A

Contact: N/A Contact Phone: N/A

Project Type/Description: N/A

Dollar Amount of Contract: N/A

Scope of Services for Project: N/A

Dates Serviced: N/A

Reason for Termination: N/A

- *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

What is the Proposer's current worker compensation rating? 0.80

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

- *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:

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

- *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

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

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:*

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:*

N/A

**PROPOSAL FORM
SIGNATURE PAGE**

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

Dated this 22nd day of May, 2026.



CLAUDIA PACHECO
Commission # HH 692150
Expires June 25, 2029

Proposer: [Signature]

By: Alberto Arazoza

Title: President

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this 22nd day of May, 2026, by Alberto Arazoza of Arazoza Brothers Corp who is ☒ personally known to me or ☐ who has produced as identification, and ☐ did or ☐ did not take the oath.

[Signature]
Notary Public, State of Florida

Print Name: Claudia Pacheco

Commission No.: HH 692150

My Commission Expires: 06/25/2029

**VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND
PURCHASING, E-VERIFY, AND NON-COLLUSION**

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

Name of Proposer: Arazoza Brothers

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

Chapter 287, Florida Statutes, on Integrity of Public Contracting and Purchasing

1. I have read and am familiar with Chapter 287, Florida Statutes, and specifically including the following Sections ("Public Integrity Laws"):
 - a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
2. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").
3. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District's Request for Proposals for Landscape and Irrigation Maintenance Services Project ("Project") and the contract to be executed in connection with the Project.
4. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

 X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.

 The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

N/A

5. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

E-Verify

1. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
2. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
3. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
4. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
5. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
6. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

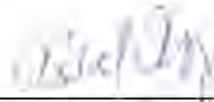
Non-Collusion

1. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
2. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
4. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or

inducement from, any firm or person to submit a complementary or other noncompetitive proposal.

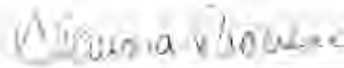
5. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Southern Grove Community Development District No. 1 for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.



Signature of Authorized Signatory of Proposer

Sworn before me on May 22, 2026



Notary Public Signature



CLAUDIA PACREDO
Commission # HH892150
Expires June 25, 2029

Notary Stamp

State of Florida

Department of State

I certify from the records of this office that ARAZOZA BROTHERS CORPORATION is a corporation organized under the laws of the State of Florida, filed on February 22, 1988.

The document number of this corporation is K15656.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 5, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fifth day of January, 2026*




Secretary of State

Tracking Number: 4288898193CC

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

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



State of Florida

Minority Business Certification

Arazoza Brothers Corporation

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
12/17/2024  12/17/2026



Pedro Allende
Florida Department of Management Services



Office of Supplier Development
4050 Esplanade Way, Suite 380
Tallahassee, Florida 32399
850-487-0915
www.dms.myflorida.com/osd

Certificate of Completion

TIMOTHY S. MCCOLGAN

**Has Completed a Florida Department of
Transportation Approved Temporary Traffic
Control (TTC) Advanced Course.**

06/29/2026

176

Larry D. Riley

87137

Date Expires

FDOT Provider #

Instructor

Certificate #



Access Safety Compliance Training

11481 SW Rossano Ln.
Port Saint Lucie, FL 34987
www.asctraininginc.com
larry@asctraininginc.com



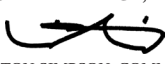
For more information about Temporary Traffic
Control (TTC) or to verify this certificate
www.motadmin.com

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date September 7, 2023 File No. LF289508 Expires August 27, 2027

THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER
NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF
CHAPTER 482 FOR THE PERIOD EXPIRING: August 27, 2027

TIMOTHY SPENCE MCCOLGAN
4650 PORTOFINO WAY
APT 304
WEST PALM BEACH, FL 33409


WILTON SIMPSON, COMMISSIONER

OSHA
Occupational Safety
and Health Administration

26-607444129

This card acknowledges that the recipient has successfully completed:

30-hour Construction Safety and Health

This card issued to:
TIMOTHY MCCOLGAN

Curtis Eugene Chambers
Trainer Name

04/19/2023
Date of Issue



Department of Environmental Protection

2600 Blair Stone Road, M.S. 3510
Tallahassee, Florida 32399-2400

UF IFAS
UNIVERSITY of FLORIDA

GI-BMP Trainee ID: GV30902
Certification date: 5/9/2014

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

Please note that this training certificate alone does not authorize you to apply fertilizer commercially after January 1, 2014. You must take additional steps to become licensed for commercial fertilizer application in the state of Florida. The Limited Urban Commercial Fertilizer Applicator Certification (state "fertilizer license") is issued by the Florida Department of Agriculture and Consumer Services (FDACS).

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

If your test score is 90% or greater, you may be eligible to become a GI-BMP Instructor:
http://fyn.ifas.ufl.edu/professionals/instructor_program.html

Test Score: 98%

Timothy S. McColgan
357 Bunker Ranch Rd
West Palm Beach, FL 33405

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Timothy S. McColgan

GV30902-1

Certificate #

GV30902

Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM



American Red Cross
Training Services

Certificate of Completion

Timothy McColgan

has successfully completed requirements for

Adult and Pediatric First Aid/CPR/AED

Date Completed: 8/11/2023

Validity Period: 2 Years

Conducted by: One Beat CPR Learning Center



To verify certificate, scan code or visit redcross.org/digitalcertificate and enter ID.

Learn and be inspired at LifesavingAwards.org



Certificate of Completion

RAUL R. ROBAYNA

**Has Completed a Florida Department of
Transportation Approved Temporary Traffic
Control (TTC) Advanced Course.**

06/29/2026

Date Expires

176

FDOT Provider #

Larry D. Riley

Instructor

87135

Certificate #



Access Safety Compliance Training
11481 SW Rossano Ln.
Port Saint Lucie, FL 34987
www.asctraininginc.com
larry@asctraininginc.com



For more information about Temporary Traffic
Control (TTC) or to verify this certificate
www.motadmin.com



State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF305566

ABRAHAM GARCIA

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: 05/28/2025

Expiration Date: 06/01/2026

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF305566

GARCIA, ABRAHAM
3506 HOOK BILL DR
ST. CLOUD, FL 34772

Categories
LAWN

Issued: 05/28/2025 Expires: 06/01/2026

Signature of Certificate Holder


WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services

Category Key

FUM	Fumigation
WDO	Termites and Other Wood-Destroying Organisms
GHP	General Household Pest
LAWN	Lawn and Ornamental



Contact Information:

Marcello Seiple
4362 Northlake Blvd, Unit 102
Palm Beach Gardens, FL 33410
561.663.5532
mseiple@arazozabrothers.com





4101 Vinkemulder Road | Coconut Creek, FL 33073 | 954.973.3333 | WWW.CPMLAWN.COM

May 22, 2026

John Gallagher
Allen Barnes
Angela Shepard
Frank Sakuma
Lindsay Whelan
Alexxis Weiland-Sorenson
Bennett Davenport

Introduction

Dear Tradition and Southern Grove Representatives,
Complete Property Maintenance ("CPM") appreciates the opportunity to continue serving Tradition and Southern Grove. Since 2021, we have remained committed to preserving the exceptional appearance and reputation of the community through proactive communication, experienced leadership, and consistent landscape and irrigation maintenance.

Our goal extends beyond routine maintenance. CPM strives to serve as a trusted operational partner that understands the expectations associated with a premier master-planned community and responds with professionalism, accountability, and attention to detail.

With extensive experience managing large-scale HOA and community landscapes, CPM is prepared to continue enhancing the community's landscape presentation, irrigation performance, and long-term sustainability through structured staffing, active site management, agronomic expertise, and responsive service.
Thank you for your continued partnership and consideration.

Sincerely,

Shane Humble
President, Complete Property Maintenance
ShaneH@cpmlawn.com | 561-757-0638

OUR APPROACH

Staffing & Operations

CPM is structured to provide consistent communication, responsiveness, and operational oversight throughout Tradition and Southern Grove. Approximately 24 landscape professionals will support the day-to-day success of this contract.

Dedicated Staffing Includes:

- 2–3 Irrigation Technicians
- 2 Mowing Crews (5–6 members each)
- 1 Detail/Trimming Crew (5–6 members)
- 1 Weed Management Crew (4 members)

Staffing levels are adjusted as needed to address seasonal demands, weather events, or workload increases while maintaining service standards.

Detail services will operate on a sectional rotation schedule to maintain consistent appearance throughout the community. Crew leaders are selected based on technical expertise, communication skills, and professionalism.

Operational oversight includes:

- 1 Branch Manager
- 2 Production Managers
- Certified arborists and pest management personnel

Weekly management meetings ensure accountability, scheduling coordination, and consistent quality control.

Management Team

Branch Manager – Lewis Austin

Lewis Austin oversees regional operations, personnel management, and service execution for the Port St. Lucie branch. With more than 12 years of landscape management experience, Lewis focuses on operational efficiency, quality assurance, and client satisfaction.

Production Managers – Jose Plaza & Mateo Gomez

Jose Plaza oversees:

- Scheduling and work order coordination
- Quality control inspections
- Staffing oversight
- Client communication

Mateo Gomez oversees:

- Field safety compliance
- Crew support and operations
- Equipment inspections and maintenance
- Rapid response to property issues

Together, they provide daily operational oversight and serve as the primary link between CPM and community management.

Fertilization & Pest Control

Michael Cochren, CPM's Certified Pest Control Operator (CPCO), oversees all fertilization and pest management services to ensure regulatory compliance and proper agronomic scheduling.

Spray Technician Emmett Whitten supports application services under Michael's supervision. All technicians maintain required licensing and ongoing industry training.

Quality Control & Service Execution

CPM operates on a four-day, ten-hour work schedule, providing flexibility to respond quickly to weather conditions, site issues, or increased workload demands. Our operations facility is located less than ten minutes from Tradition, allowing rapid mobilization when necessary.

Based on our experience managing large-scale South Florida communities, CPM understands that maintaining quality standards requires:

- Disciplined scheduling
- Daily field supervision
- Consistent oversight
- Clear accountability

The Branch Manager maintains ongoing communication with community management regarding schedules, operational updates, service progress, and issue resolution timelines.

Landscape Maintenance Services

Mowing Operations

Following multiple site visits and specification reviews, CPM is confident the property can be maintained on a four-day mowing cycle, with additional manpower available if accelerated scheduling is desired.

Routine mowing services include:

- Turf mowing
- String trimming
- Edging
- Blowing and cleanup
- Removal of debris and fallen tree material

Detail & Trimming Services

Tradition's diverse ornamental landscape requires selective pruning techniques and rotational trimming to preserve the community's layered aesthetic.

CPM will dedicate one detail crew operating on a four-week rotational trimming cycle. Crews will transport debris and clippings back to CPM's facility for disposal.

Each crew is led by an experienced foreman responsible for daily coordination with Production Management to ensure accountability and quality standards.

Work Order Management

Work orders are received directly by CPM management and assigned based on urgency and service type, including:

- Irrigation
- Fertilization
- Pest control
- Landscape maintenance

Completed work orders are documented and returned to management within 48 hours unless specialty materials or approvals are required.

Irrigation Management

CPM's management team possesses extensive irrigation experience and partners with Triple L Irrigation, led by Luther Peterson, who brings more than 40 years of irrigation industry experience.

Irrigation Management Approach

CPM's irrigation strategy incorporates:

- Rainfall forecasting
- Wind and humidity conditions
- Seasonal temperature changes
- Water conservation practices

Routine inspections include:

- Controller programming adjustments
- Pressure evaluations
- Head alignment and nozzle inspections
- Coverage assessments
- Seasonal runtime adjustments

Repairs within contractual scope are completed proactively, while out-of-scope items are submitted for approval prior to completion.

Agronomic Management

CPM brings more than a decade of experience managing Tradition's challenging clay, marl, and rock-based soil conditions, which commonly present:

- Elevated pH levels
- Low organic matter
- Soil compaction

Our agronomic strategy focuses on both nutrient replacement and long-term soil improvement through granular fertilizers and bio-stimulant liquid applications designed to improve:

- Soil biology
- Nutrient uptake efficiency
- Organic matter content
- Cation Exchange Capacity (CEC)

Soil, tissue, and water testing are used to refine programs while maintaining environmental responsibility and regulatory compliance.

Turf Fertility Program

The proposed turf program includes:

- Three granular fertilizer applications
- One liquid bio-stimulant application

Granular fertilizers will contain at least 50% slow-release nitrogen along with essential micronutrients such as manganese, magnesium, calcium, and boron.

Turf Pest & Weed Management

CPM utilizes a preventative pest management strategy focused on seasonal insect activity and resistance management. Weed management includes both broadleaf and grassy weed control applications. During the first year, emphasis will be placed on strengthening turf health and improving soil conditions prior to implementing expanded pre-emergent programs.

Disease Management

CPM utilizes an integrated turf disease management approach combining:

- Proper mowing practices
- Irrigation adjustments
- Biological soil amendments
- Fungicide applications when necessary

Shrub & Tree Programs

Shrub and tree care programs include:

- Two granular fertilizer applications
- Two liquid nutrient/bio-stimulant applications
- Preventative pest control coordinated with fertility treatments

This approach improves nutrient availability and overall plant health while reducing nutrient tie-up associated with local soil conditions.

Conclusion

CPM remains committed to delivering proactive, science-based landscape and irrigation management solutions that preserve the beauty, health, and long-term sustainability of Tradition and Southern Grove. Through experienced leadership, structured staffing, responsive communication, and operational accountability, we are prepared to continue exceeding the expectations of the District and its residents.

PROJECT MANUAL

FOR

**LANDSCAPE & IRRIGATION
MAINTENANCE SERVICES**

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10
St. Lucie County, Florida**

PROJECT MANUAL
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I. PUBLIC NOTICE

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10 REQUEST FOR PROPOSALS

Landscape & Irrigation Maintenance Services
St. Lucie County, Florida

Notice is hereby given that the Southern Grove Community Development District No. 1 (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services for Southern Grove Community Development District Nos. 1 through 11 (the “**Districts**”), all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to John Gallagher at jgallagher@sdsinc.org. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape and irrigation maintenance projects. 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.

There will be a mandatory pre-bid proposal conference on April 24, 2026, at 10:30 a.m. This meeting will be held virtually. Prospective Proposers interested in attending the pre-bid meeting should reach out to John Gallagher at to receive the virtual attendance information. jgallagher@sdsinc.org

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than May 22, 2026 at 10:30 a.m. (EST) at 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987, Attention: Frank Sakuma. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier’s check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear “RESPONSE TO REQUEST FOR PROPOSALS (Southern Grove Community Development District No. 1 – Landscape & Irrigation Maintenance) ENCLOSED” on the face of it. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

The District Manager will conduct a public meeting to publicly open the proposals on May 22, 2026 at 10:30 a.m. (EST) at 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987. No official action of the District’s Board will be taken at this meeting, and it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (772) 345-5119 at least five (5) calendar 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) / 1-800-955-8870 (Voice), for aid in contacting the District.

The submitted proposals will be reviewed by the District’s Board of Supervisors (the “**Board**”) at a public meeting to be held on June 3, 2026 at 11:00 A.M. at Southern Grove Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987. Proposers are required to attend the meeting of the District’s Board.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the 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, must be filed in writing, within seventy-two (72) hours after issuance of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a 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 aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager, 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987, Attention: Frank Sakuma, (772) 345-5119.

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 John Gallagher at jgallagher@sdsinc.org, with a further copy to Bennett Davenport at Bennett.Davenport@KutakRock.com and Lindsay Whelan

at Lindsay.Whelan@KutakRock.com.

Southern Grove Community Development District No.
1 Frank Sakuma, District Manager

II. INSTRUCTIONS TO PROPOSERS

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Landscape & Irrigation Maintenance Services

St. Lucie County, Florida

Instructions to Proposers

1. **DUE DATE.** One (1) written sealed proposal (“Proposals”) with a PDF file on a flash- drive must be received by interested parties (“Proposer”) no later than May 22, 2026, at 10:30 a.m. (EST), at the offices of Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, FL 34987, Attention: Frank Sakuma. Proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

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

DATE/TIME	EVENT
April 8, 2026 at 10:30 a.m.	RFP Notice is issued and package available for pick-up or download (“Proposal Pick-Up Time”)
April 24, 2026 at 10:30 a.m.	Pre-Bid Meeting
May 15, 2026 at 5:00 p.m.	Deadline for questions.
May 22, 2026 at 10:30 a.m.	Proposals submittal deadline and public meeting to open bids
June 3, 2026 at 10:30 a.m.	Board Meeting to evaluate proposals received.

3. **PRE-PROPOSAL CONFERENCE.** There will be a mandatory pre-proposal meeting on April 24, 2026 at 10:30 a.m. (EST) to be held virtually. Prospective Proposers interested in attending should reach out to John Gallagher at to receive the virtual attendance information. Failure to attend will preclude the District’s consideration of a proposal submitted by a non-attending proposer. Also, Proposers are encouraged to make on-site visits to the area for which services are required in order to gain an understanding of the scope of the area to be served. The Proposer is assumed to be familiar with the area and any natural features that will in any manner affect the work. Ignorance of the part of the Proposer will in no way relieve it from responsibility.jgallagher@sdsinc.org

4. **BOARD MEETING.** Proposals will be evaluated at a public meeting of the District’s Board of Supervisors (the “Board”) on Wednesday, June 3, 2026, at 10:30 a.m. (EST), at the Southern Grove Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987. Proposers are required to attend this meeting of the Board.

5. **SIGNATURE ON PROPOSAL; CORRECTIONS.** Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. If the proposal is made by an individual, that person’s name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or

II. INSTRUCTIONS TO PROPOSERS

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partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the State under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so. All proposals must be completed in pen and ink or type written. No erasures are permitted. If a correction is necessary, draw a single line through the entered figure and enter the corrected figure above it. Corrections must be initialed by the person signing the proposal.

6. PROPOSAL GUARANTEE. Each Proposer shall submit a proposal guarantee in the form of a proposal bond or cashier's check in the amount of Twenty-Five Thousand Dollars (\$25,000) with its Proposal ("**Proposal Guarantee**"). The Proposal Guarantee shall be held until the time of award of contract – but not to exceed ninety (90) days from the submittal deadline – at which time the Proposal Guarantee shall be returned to each unsuccessful Proposer. If the successful Proposer does not enter into the Contract within the time frames set forth herein, the Proposer shall forfeit its Proposal Guarantee to the District.

7. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his 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.

8. 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.

9. PROJECT MANUAL. The "Project Manual," and any addenda thereto, will be available from the District Manager's office by sending an email to John Gallagher at jgallagher@sdsinc.org.

10. 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 provide the required work to the satisfaction of the District.

11. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, if 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.

12. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, John Gallagher at jgallagher@sdsinc.org, with a further copy to Lindsay Whelan at Lindsay.Whelan@KutakRock.com and Bennett Davenport at Bennett.Davenport@KutakRock.com. 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. Interpretations or clarifications considered necessary in response to questions or otherwise in order to clarify the requirements of the Project Manual will be issued by Addenda to all parties. Questions received after **May 15, 2026, at 5:00 p.m.** will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

13. SUBMISSION OF PROPOSAL. Submit one (1) digital PDF copy (flash drive required), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “**RESPONSE TO REQUEST FOR PROPOSALS (Southern Grove Community Development District No. 1 – Landscape & Irrigation Maintenance) ENCLOSED**” on the face of it. All costs to prepare and submit a response shall be borne by the Proposer. All proposals will be publicly opened **May 22, 2026, at 10:30 a.m. (EST)**, at the offices of Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987.

14. 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.

15. 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 their 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. Failure to supply any requested information and submit fully completed forms may result in

disqualification. The District reserves the right to request additional information if clarification is necessary.

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

- A. A completed and executed Proposal Form, with all of its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal and the Affidavit for Integrity in Public Contracting and Purchasing, E-Verify, and Non-Collusion.
- 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 over the past three years (forms attached), including the scope of services provided, the name of the project owner, and a contact name and phone number.
- E. A list of the total annual dollar value of work completed for the last three (3) years.
- F. A list of all other contracts related to the provision of services by the Proposer in which the company is presently engaged.
- G. 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. The references may, but are not required to, overlap with the projects or current contracts as listed under items E. and F.
- H. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein (limited to five (5) pages).
- I. Completed proposal pricing sheet. 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. If additional services are added during the term of the contract, compensation for such services shall be based on the unit prices provided.

- J. A current Certificate of Insurance and proof of financial capability, as specified herein.

17. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating 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 fifteen (15) 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.

18. 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.

19. 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.

20. CONTRACT AWARD; CHANGES. 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 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.

21. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

22. 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 its negligence or breach of contract, as more fully set forth in the contract form, provided herein.

23. 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.

24. EVALUATION OF PROPOSALS. The proposals shall be ranked based on the criteria presented in the Evaluation Criteria sheets contained within the Project Manual. Price will be one factor used in determining the proposal that is in the District's best interest, but the District explicitly reserves the right to make such award to other than the lowest priced proposal. 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. Proposals may be held by the District for a period not to exceed ninety (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.

25. 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.

26. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

27. 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.

28. 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.

29. 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.

30. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the 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, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of the Project Manual, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987, Attention: Frank Sakuma**. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to twenty percent (20%) of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of One Hundred Thousand Dollars (\$100,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

III. EVALUATION CRITERIA

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel & Equipment (20 Points Possible) (____ Points Awarded)

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) (____ Points Awarded)

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 (20 Points Possible) (____ Points Awarded)

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 (20 Points Possible) (____ Points Awarded)

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 as well as audited financial statements, or similar information.

5. Price (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid for Parts 1 – 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND

THE FOUR 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.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 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 (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 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 (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 9.88 of 20 points.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

Additional Information Regarding Evaluation

Once proposals are received, the District's Board of Supervisors will review each proposal and score each based on the evaluation criteria, information provided in response to reference checks, and any other information available to the District and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District reserves the right to seek clarification from prospective firms on any issue in a response for the District, 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.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

IV. AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Broward

Before me, the undersigned authority, appeared the affiant, Shane Humble, 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 President for CPM, 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 Southern Grove Community Development District No. 1'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 5/8/2026

Addendum No. 2 dated 5/18/2026

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; (iv) this is an informal bid, and no protest rights or other procurement rights will be afforded to the Proposer; and (v) the Proposer has waived any right to challenge any matter

relating to the Project Manual, including but not limited to any protest relating 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.

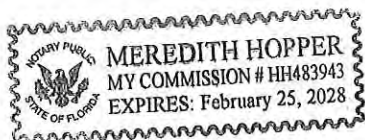
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 21 day of May, 2026.

Proposer: Shane Humble
By: Shane Humble
Title: President

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of May, 2026, by Shane Humble of Complete Property Maintenance who is ☒ personally known to me or ☐ who has produced as identification, and ☐ did or ☐ did not take the oath.



Meredith Hopper
Notary Public, State of Florida
Print Name: Meredith Hopper
Commission No.: HH483943
My Commission Expires: 2/25/28

V. PROPOSAL FORMS

PROPOSAL FORM FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

TO BE SUBMITTED TO:

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1
Special District Services, Inc.
on or before May 22, 2026 at 10:30 a.m. (EST)**

TO: Southern Grove Community Development District No. 1

FROM: Complete Property Maintenance, Inc.
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Southern Grove Community Development District Nos. 1-10 , the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the Districts.

All proposals shall be in accordance with the Project Manual.

Proposal Form Contents:

Proposal Summary
Part I – General Information
Part II – Personnel and Equipment
Part III – Experience
Signature Page

**PROPOSAL FORM
PROPOSAL SUMMARY SHEET**

I, Shane Humble REPRESENTING Complete Property Maintenance, Inc.
Company and/or Corporation ("Proposer"), agree to furnish the services required in the
scope/specifications at the following prices:

I. Contract Proposal Amount: <i>(Please provide an average of all five years of pricing)</i>	\$ 145,951 _____
Annual Total, Year 1:	\$ 140,230 _____
Annual Total, Year 2:	\$ 143,034 _____
Annual Total, Year 3:	\$ 145,894 _____
Annual Total, Year 4:	\$ 148,811 _____
Annual Total, Year 5:	\$ 151,787 _____

Following the expiration of the Landscape and Irrigation Maintenance Agreement's initial term and four annual renewals, the parties have the option to renew the agreement for additional one-year terms ("Additional Terms"). Adjustments to the annual fee schedule for the Additional Terms shall be based on a Consumer Price Index Adjustment and/or other relevant factors and must be mutually agreed upon by both parties.

II. Proposer Information

NAME OF PROPOSER: Complete Property Maintenance, Inc.

ADDRESS: 722 SW Biltmore Street, Port St Lucie, Florida 34983

PHONE: 855-CPM-LAWN FAX: 954-979-1424

SIGNATURE: _____

PRINTED NAME: Shane Humble

TITLE: President

DATE: 5/18/2026

PROPOSAL FORM
PART I – GENERAL INFORMATION

• *Proposer General Information:*

Proposer Name Complete Property Maintenance, Inc.

Street Address 722 SW Biltmore Street, Port St Lucie, Florida 34983

P. O. Box (if any) _____

City Coconut Creek State Florida Zip Code 33073

Telephone 855-CPM-LAWN Fax no. 954-979-1424

1st Contact Name Lewis Austin Title Branch Manager

2nd Contact Name Shane Humble Title President

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: S Corporation
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? Florida Date: 1977

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	\$ <u>2,000,000</u>
Automobile Liability	\$ <u>2,000,000</u>
Workers Compensation	\$ <u>500,000</u>
Expiration Date	<u>3/1/27</u>

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

City of Port St. Lucie – 1028328

Business License PSL – 120805

State Pest Control License – JB6129

State Irrigation License – SCC131152362

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 722 SW Biltmore Street

P. O. Box (if any) _____

City Port St Lucie State Florida Zip Code 34983

Telephone 855-CPM-LAWN Fax no. 954-979-1424

1st Contact Name Lewis Austin Title Branch Manager

2nd Contact Name Shane Humble Title President

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

3 Supervisors, who will be onsite 5 days per week;
4 Technical personnel, who will be onsite 1 days per Week; and
16 Laborers, who will be onsite 1 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 ☒ No ☐ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: Emmett Whitten

Position / Certifications: Pest Certification

Duties / Responsibilities: IPM, Pest Identification, Weed Control

% of Time to Be Dedicated to This Project: 8 %

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 ☐ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name Triple L Irrigation

Street Address: 4285 21st Street SW

P. O. Box (if any) _____

City Vero Beach State Florida Zip Code 32968

Telephone 772-501-3853 Fax no. N/A

1st Contact Name Luther Peterson Title Owner

2nd Contact Name Angel Barrios Title Manager

Proposed Duties / Responsibilities: Irrigation

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:
Employees are processed by third party screening company. All employees are e-verified.*
-
-

- *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.*

Please see Company Bio for Equipment list utilized specifically for this project

OFFICERS

PROPOSER: Complete Property Maintenance, Inc.

DATE: 5/18/2026

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
Shane Humble	President	Financial goals/planning, budgets, policies and procedures, quality control, operations	Jupiter, Florida
Jimmy Tight	Director	Systems implementation, financial planning, budgets, office and auxiliary staff mgmt	Lighthouse Point, Florida
Meredith Hopper	Manager	AP, administrative manager	Coconut Creek, Florida
FOR PARENT COMPANY (if applicable)			

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: Complete Property Maintenance, Inc.

DATE: 5/18/2026

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
Lewis Austin	Branch Manager	Employee supervision, scheduling, budgeting, landscape projects	Port St Lucie	8%, 3 days per week	4 years	12 years
Jose Plaza	Production Manager	Crew management, quality control, Safety protocol enforcement	Port St Lucie	8%, 5 days per week	3 years	8 years
Brian Fried	Safety Manager	Safety protocol training, crew safety reviews, weekly safety meetings	PSL, Jupiter	7%, 1 day per week	4 years	20 years
Meredith Hopper	Office Manager	Accounts payable, support for management and staff	Coconut Creek	As required	25 years	27 years
Ari Buenaventura	Accounts Receivable	AR, Contracts, Collections	Coconut Creek	As required	13 years	20 years
Claudia Perez	Office Admin	Employee onboarding/verification, payroll, manager support	Coconut Creek	As required	11 years	13 years
Jodie Spaulding	Tree Div. Manager	Arborist, crew management, tree proposals	All divisions	As required	20 years	25 years

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

PROPOSER: Complete Property Maintenance DATE: 5/22/2026

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
	Please reference presentation packet for all listed equipment		

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a Community Development District No. 1 previously?*
Yes x No
If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: Tradition CDD

Contact: Angela Shepard Contact Phone: 772-812-1517

Project Type/Description: Landscape and Irrigation Maintenance

Dollar Amount of Contract: \$1,377,492.24

Scope of Services for Project: Landscape Maintenance, Irrigation, Integrated Pest Mgmt.,
Enhancement Proposing and Installation, Fertilization

Dates Serviced: 5/21 to current

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) calendar years:*

2025 = \$39,000,000

2024 \$35,000,000

2023 = \$31,000,000

- *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: Avenir CDD

Contact: Jason Pierman Contact Phone: 561-630-4922

Project Type/Description: Landscape and irrigation maintenance

Dollar Amount of Contract: \$943,562

How was the project similar to this project?

CDD maintenance project -- common grounds and irrigation maintenance for a large developing
community.

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

weed control, trimming, fertilization

List of equipment used on site: Mowers (various sizes), grass trimmers, hedge trimmers, blowers,
John Deer Gators, 100 gal gas powered sprayer (IPM), pick up trucks, irrigation vans, Izuzu dump trucks

List of subcontractors used: N/A

Is this a current contract? Yes ☐ No ☒

Duration of contract: 3 years

• *(Information regarding similar projects – continued)*

Project Name/Location: Jupiter Country Club

Contact: Christine DiRenzo Contact Phone: 561-373-3974

Project Type/Description: HOA Landscape and Irrigation Maintenance

Dollar Amount of Contract: \$1.5 million +

How was the project similar to this project?

Large landscape project, started project at development through turnover, requires similar amount of personnel,

Highly detailed and high expectations

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

List of equipment used on site: Mowers (various sizes), grass trimmers, hedge trimmers, blowers, John Deer
Gators, 100 gal gas powered sprayer (IPM), pick up trucks, irrigation vans, Izuzu dump truck

List of subcontractors used: N/A _____

Is this a current contract? Yes X__ No ____

Duration of contract: 18 years _____

• *(Information regarding similar projects – continued)*

Project Name/Location: Boca Del Mar _____

Contact: Jay Burko _____ Contact Phone: 561-368-1503 _____

Project Type/Description: Landscape and irrigation maintenance _____

Dollar Amount of Contract: \$600,000 + _____

How was the project similar to this project? Large common space and roadside _____

Maintenance, large dollar amount, highly detailed and high expectations _____

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

Pest Control, Weed control, Fertilization, Tree Services _____

List of equipment used on site: Mowers (various sizes), edgers, weed trimming, hedge _____

Trimmers, backpack blowers, John Deer Gators, 100 gal Gas Powered Spray Tank (IPM), Pick Up Trucks, _____

Irrigation Vans, Izuzu Dump Trucks _____

List of subcontractors used: N/A _____

Is this a current contract? Yes X__ No ____

Duration of contract: 23 years _____

- *(Information regarding similar projects – continued)*

Project Name/Location: Telaro HOA

Contact: Lisa Paparella Contact Phone: 772-332-7575

Project Type/Description: Landscape Maintenance

Dollar Amount of Contract: Large, constantly growing community

How was the project similar to this project? Large, highly detailed HOA, similar soil conditions to Southern Grove common spaces, new development

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

List of equipment used on site: Mowers (various sizes), grass trimmers, hedge trimmers, John Deer Gators, 100 gal gas powered spray tanks, pick up trucks, irrigation vans, Izuzu dump trucks

List of subcontractors used: N/A

Is this a current contract? Yes ☒ No ☐

Duration of contract: 4 years

- *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: Emery HOA

Contact: Unknown - Turnover Contact Phone: N/A

Project Type/Description: Landscape and Irrigation Maintenance

Dollar Amount of Contract: \$120,000

Scope of Services for Project: Mowing, trimming, irrigation, pest control, fertilization

Dates Serviced: 2022-2024

Reason for Termination: Developer turnover, board change, re-bid

Project Name/Location: Stellar Casitas

Contact: Alex de Chabert Contact Phone: 321-806-9467

Project Type/Description: Landscape and irrigation maintenance

Dollar Amount of Contract: \$125,000

Scope of Services for Project: Mowing, trimming, irrigation, pest control, fertilization

Dates Serviced: 2022-2024

Reason for Termination: Property sold

- *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

What is the Proposer's current worker compensation rating? 1.29

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 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:

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

- *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: N/A

Describe the Nature of the Action: N/A

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

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 (☒) If yes, please explain:*
-

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:*

N/A

**PROPOSAL FORM
SIGNATURE PAGE**

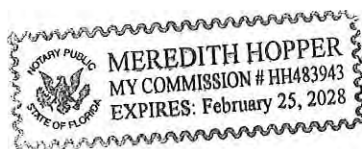
Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through III) on behalf of Complete Property Maintenance, Inc ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through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

Dated this 21 day of May, 2026.

Proposer: Shane Humble
By: Shane Humble
Title: President

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 21 day of May, 2026, by Shane Humble of Complete Property Maintenance, who is ☒ personally known to me or ☐ who has produced as identification, and ☐ did or ☐ did not take the oath.



Meredith Hopper
Notary Public, State of Florida
Print Name: Meredith Hopper
Commission No.: HH483943
My Commission Expires: 2/25/28

**VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND
PURCHASING, E-VERIFY, AND NON-COLLUSION**

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

Name of Proposer: Complete Property Maintenance, Inc.

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

Chapter 287, Florida Statutes, on Integrity of Public Contracting and Purchasing

1. I have read and am familiar with Chapter 287, Florida Statutes, and specifically including the following Sections ("Public Integrity Laws"):
 - a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
2. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").
3. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District's Request for Proposals for Landscape and Irrigation Maintenance Services Project ("Project") and the contract to be executed in connection with the Project.
4. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

 X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.

 The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

5. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

E-Verify

1. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
2. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
3. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
4. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
5. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
6. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

1. The price(s) and amount(s) in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
2. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
4. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or

inducement from, any firm or person to submit a complementary or other noncompetitive proposal.

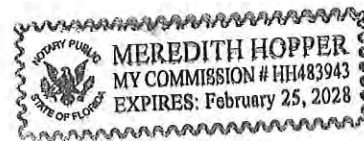
5. Our firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Southern Grove Community Development District No. 1 for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

Signature of Authorized Signatory of Proposer

Sworn before me on May 21, 2026

Notary Public Signature



Notary Stamp

VII. FORM OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____ 2026, by and between:

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, a local unit of special- purpose government established pursuant to Chapter 190, Florida Statutes, and located within the City of Port St. Lucie, St. Lucie County, Florida, with a mailing address of 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 ("District No. 1"); and

Complete Property Maintenance, Inc., a _____ S _____ corporation, with a mailing address of 722 SW Biltmore St., Port St. Lucie, FL 34983 _____ (the "Contractor", and together with District No. 1, the "Parties").

RECITALS

WHEREAS, District No. 1 is a local unit of special-purpose government created for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure and providing certain public services; and

WHEREAS, District No. 1, along with Southern Grove Community Development District Nos. 2- 11 (the "**Other Districts**," and collectively with District No. 1, the "**Districts**") are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida ("**District Interlocal Agreement**"); and

WHEREAS, Pursuant to the District Interlocal Agreement, the Districts have delegated to District No. 1 the authority to take all actions necessary or desirable with respect to the operation and maintenance of the Districts' public infrastructure, including entering certain agreements on their behalf; and

WHEREAS, District No. 1 has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the Districts, which areas are identified in greater detail in the maintenance map attached hereto as **Exhibit B** (the "**Improvements**"); and

WHEREAS, District No. 1 desires to enter into an agreement with an independent contractor to provide landscape maintenance services to the Improvements; and

WHEREAS, the Contractor represents that it is qualified to provide such services and has agreed to provide to the Districts the services for the Improvements as identified in **Exhibit A**, attached hereto and incorporated by reference herein (the "**Services**"); and

WHEREAS, District No. 1 and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the parties relative to same; and

WHEREAS, District No. 1 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 recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF 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. DESCRIPTION OF CONTRACTOR'S SERVICES.

- A.** The Contractor shall provide professional landscape and irrigation maintenance services within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.
- B.** The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by District No. 1 issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the Districts, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and professional manner reasonably acceptable to District No. 1. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by District No. 1. In the event District No. 1 in its sole determination, finds that the work of the Contractor is not satisfactory to District No. 1, District No. 1 shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.
- E.** The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of District No. 1. While providing the Services, the Contractor shall assign such staff

as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

- F. The Contractor agrees that District No. 1 shall not be liable for the payment of any work or services not included in **Section 2** unless District No. 1, through an authorized representative of District No. 1, authorizes the Contractor, in writing, to perform such work.
- G. District No. 1 shall designate in writing a person to act as District No. 1's representative with respect to the services to be performed under this Agreement. District No. 1's representative shall have complete authority to transmit instructions, receive information, interpret and define District No. 1's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
 - (1) District No. 1 hereby designates the District Manager to act as its representative.
 - (2) Upon request, the Contractor shall meet with District No. 1's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.
- H. The Contractor shall use all due care to protect the property of District No. 1, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

- A. **Term.** The term of this Agreement shall be from the October 1, 2026 to September 30, 2027 ("**Year 1**"), unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement will automatically renew in additional, one (1) year terms, for up to four (4) additional annual renewals, unless terminated earlier in accordance with the terms of this Agreement.
- B. **Compensation.** As compensation for the Work, District No. 1 agrees to pay Contractor an amount not-to-exceed One Million, One hundred fifty five thousand and two hundred seventy six Dollars (\$140,230) per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit C**. Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as **Exhibit C**.
- C. **Additional Work.** Should District No. 1 desire that the Contractor provide additional work and/or services relating to the Districts' landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The

Contractor agrees that neither District No. 1 nor any of the Other Districts shall be liable for the payment of any additional work and/or services unless District No. 1 first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit D**. 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 Fee Summary attached hereto as **Exhibit C**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require District No. 1 to use the Contractor for any such additional work and/or services, and District No. 1 reserves the right to retain a different contractor to perform any additional work and/or services.

- D. *Payments by District No. 1.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to District No. 1, in writing, which shall be delivered or mailed to District No. 1 by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, District No. 1'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 District No. 1 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 District No. 1.
- E. *Payments by Contractor.*** Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of District No. 1, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from District No. 1. District No. 1 may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to District No. 1 by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, District No. 1 shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to District No. 1, that any indebtedness of Contractor, as to services to the Districts, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. INSURANCE.

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
1. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 2. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - i. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 3. Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 4. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 5. Herbicide and Pesticide Applicators Coverage of at least One Million Dollars (\$1,000,000).
- C. The Districts, their staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish District No. 1 with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to District No. 1 unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to District No. 1. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D. If the Contractor fails to have secured and maintained the required insurance, District No. 1 has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with District No. 1's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

- A. The Contractor agrees to defend, indemnify, and hold harmless the Districts and their

officers, agents, employees, successors, assigns, members, affiliates, or representatives (the "Indemnified Parties") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Districts, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by the Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Notwithstanding anything to the contrary in this Agreement, Contractor's liability to the Indemnified Parties is limited to \$1,000,000, except in cases arising out of the willful misconduct of the Contractor or its agents and employees.

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

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the Districts' sovereign immunity or the Districts' limits of liability as set forth 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 such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify District No. 1 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 action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, District No. 1 may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the property of the Districts 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 Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, District No. 1, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 9. 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, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. District No. 1 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 District No. 1's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that District No. 1 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 District No. 1 in refraining from so doing; and further, that the failure of District No. 1 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.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Contractor and the Districts, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. District No. 1 agrees that the Contractor may terminate this Agreement with cause by providing sixty (60) days' written notice of termination to District No. 1 stating a failure of District No. 1 to perform according to the terms of this Agreement; provided, however, that District No. 1 shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that District No. 1 may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. District No. 1 shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets District No. 1 may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the Districts shall be obtained and paid for by District No. 1. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 14. ASSIGNMENT. Neither District No. 1 nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the Districts under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or

more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the Districts and the Contractor shall have no authority to represent the Districts as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. 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.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either District No. 1 or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 19. 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 Parties.

SECTION 20. 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 Agreement.

SECTION 21. NOTICES. All notices, requests, consents and other communications under this Agreement (the "Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the District: Southern Grove Community Development District No.
1
10521 SW Village Center Dr., Suite #203
Port St. Lucie, FL 34987
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: **Complete Property Maintenance, Inc.**
722 SW Biltmore St, Port St. Lucie, FL 34983

Attn: Shane Humble

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 Districts and counsel for the Contractor may deliver Notices on behalf of District No. 1 and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the 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 in this Agreement.

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Districts and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party. 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 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 Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. 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. All actions and disputes shall be brought in the proper court and venue, which shall be St. Lucie County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the Districts in connection with this Agreement may be public records, and, accordingly, the 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*. The Contractor acknowledges that the designated public records custodian for the Districts is **Special District Services, Inc.** (the “**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by District No. 1 to perform the service; 2) upon request by the Public Records Custodian, provide District No. 1 with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the Districts; and 4) upon completion of the contract, transfer to District No. 1, at no cost, all public records in the Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the

Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to District No. 1 in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF PROFESSIONAL HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO PROFESSIONAL'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (772) 345-5119, BSAKUMA@SDSINC.ORG, OR 10521 SW VILLAGE CENTER DR., SUITE #203, PORT ST. LUCIE, FLORIDA 34987.

SECTION 25. 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.

SECTION 26. 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.

SECTION 27. 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. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, the 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. District No. 1 may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to District No. 1 upon request.

In the event that District No. 1 has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, District No. 1 shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from District No. 1. Further, absent such notification from District No. 1, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 29. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the Districts ("Prohibited Criteria").

Contractor acknowledges that District No. 1 may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify District No. 1. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be

deemed a recertification of such status.

SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1**

By: _____
☐ Secretary
☐ Assistant Secretary

By: _____
☐ Chairperson
☐ Vice Chairperson

WITNESS:

[CONTRACTOR]

By: _____
Its: _____

By: Shang Humble
Its: President

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Fee Summary
Exhibit D: Form of Work Authorization

Exhibit A: Scope of Services

GENERAL

1. Disclaimer – All listed specifications may or may not apply to each zone area for this project.
2. Contractor agrees to furnish all supervision, labor, materials, supplies and equipment as necessary to properly perform the work as specified below.
3. Contractor shall implement turf management and horticultural practices as recommended by the Institute of Food and Agricultural Sciences (IFAS), University of Florida, Gainesville, Florida, and also as recommended in the following publications: “Florida Lawn Handbook” and “Woody Ornamentalist” – current editions. Contractor must have State of Florida Best Management Practices Card.
4. All personnel on site must be fully trained and qualified in the equipment they are operating and must maintain safe practices at all times. Violations of safe practices will result in the termination of this contract for cause.
5. The Contractor shall comply with all state and local ordinances regarding certification and licensure. Should the Contractor not hold a required license they may subcontract the required work from a licensed Contractor with the approval of the Southern Grove Community Development District No. 1.
6. A licensed pest control technician shall perform all pesticide applications.
7. The Contractor shall be responsible for restoration of any damage that occurs as a result of their operations including but not limited to plant loss due to improper maintenance procedures, improper herbicide or pesticide use, improper trimming/pruning, improper operation, repair or retro-fitting of the irrigation system, untreated disease or pest problems and injury to non-target organisms in the application of pesticides.
8. The Contractor shall be responsible for keeping all fences free from weeds and vines.
9. Leaf litter shall not be allowed to accumulate. The Contractor shall remove all leaf litter from lawns, beds, paved surfaces and fence lines.

II. LITTER CONTROL

1. Removal of litter from the service area shall be performed prior to each cut.

III. LAWN MOWING AND EDGING

1. All turf areas shall be mowed and edged according to the maintenance schedule provided in Sections VII & VIII of these specifications.
2. Mowing shall be accomplished with reel or rotary mowers.

3. All mowing equipment shall have sharp blades at all times.
4. Mower height shall be adjusted according to lawn type and season.
5. Clippings shall be left on the lawn as long as no readily visible excess clumps remain. Clumps shall be removed from the lawn immediately after mowing.
6. Plant beds, tree rings, buildings, sidewalks, fences, driveways or other surfaced areas will be edged at every mowing.
7. All surface areas shall be cleaned of clippings immediately following trimming. Clippings shall not be swept, blown or otherwise deposited in beds, drainage structures or allowed to accumulate at fences or other site structures.
8. In the case of fungal disease outbreaks, clippings will be collected until the disease is undetectable and eradicated.
9. Any illegal dumping shall be reported immediately to the Southern Grove Community Development District No. 1 representative. The removal of any illegally dumped debris shall be considered an extra to this contract and authorized in writing by the Southern Grove Community Development District No. 1 representative. The price for this removal shall be negotiated on a case-by-case basis. Southern Grove Community Development District No. 1 reserves the right to perform this removal with their own crews or an outside Contractor.

IV. MAINTENANCE OF PLANTER BEDS

1. **Planting beds in area being serviced shall be weeded during each visit or as often as necessary to provide a weed free area.**
2. Weeding methods shall be at the discretion of the maintenance Contractor with approval from the Southern Grove Community Development District No. 1 representative unless specified herein; however, any damage to the landscape plantings resultant from any method of weed control shall be the maintenance Contractor's responsibility. Restoration of the damage shall be accomplished immediately.
3. Ground cover beds and Annual Flower beds shall be hand weeded only. Should the Contractor wish to use an alternate method of weed control the Contractor shall request, in writing, permission to provide an alternate method. Granting permission to proceed with an alternate method shall not relieve the Contractor of the responsibility for restoration of any damage caused by their operations.
4. Filament line trimmers shall not come into contact with plant material, bark or palm trunks, signposts, light poles, benches or any other physical structure. Contractor shall be responsible for damages made due to improper use of filament line trimmers to any plant or tree.
5. At no time should plants overgrow or infringe on sidewalk or roadway areas.

6. Existing mulch should be raked or fluffed quarterly to allow air and water penetration, reduce fungus and provide a fresh appearance.

V. PRUNING AND SHAPING SHRUBS

1. This work consists of trimming and shaping of all plantings, with the exception of trees and palms.
2. The objective of this work is to provide aesthetic value as well as plant health. This will be accomplished by trimming and shaping the hedge and shrubbery to promote vigorous growth and maintain an attractive shape consistent with their character. The schedule for performance of this work will be once per month with "housekeeping" touch-up performed at each mowing visit and shall be consistent with this objective.
3. Natural pruning or shearing shall be employed as appropriate to shrub species.
4. Hedge trimmers shall be used on designated hedges only; Pruning shears shall be used for all other maintenance trimming. Hedges shall be trimmed to a uniform horizontal height never to exceed 5 ft, or other maximum height as determined by a Southern Grove Community management representative.
5. During each visit, contractor is to remove any dead or diseased plant, in that visited service area, without further direction from the Southern Grove Community representative.
6. Southern Grove Community Development District No. 1, by means of the final contract and this bid manual, authorizes contractor to replace removed plant with like plant, without further approval, providing total cost does not exceed \$50.00 per occurrence or \$250.00 in aggregate for any given service month.
7. The Contractor is to remove and dispose of (haul away) all tree, hedge and shrub trimmings generated by this section to an approved off-site dumping area immediately following trimming. On site dumpsters cannot be used for disposal of landscape material.

VI. TREE AND PALM PRUNING

1. All pruning and trimming of non-ornamental trees will be performed under separate contract. Exceptions to this statement: obvious safety issues or dead tree material lying within the area to be serviced on any given day.
2. All ornamental pruning and trimming shall be performed according to the standards established by the National Arborist Association and must maintain a clear umbrella height of 8'.
3. Ornamentals shall be accessed via ladders, lift trucks, lift platforms or climbed using non-injuring equipment. Spikes to assist climbing will not be permitted.
4. All ornamental trees shall receive a "Crown Clearing" once per year, or as necessary. This operation shall consist of removal of all dead wood, removal of all crossing branches,

thinning crown by removal of 1/3 of the internal branches and elevation of the crown to establish, over time, a clear trunk measurement of 8' in all landscaped or parking areas and 14' along all drives. **THIS SERVICE IS TO BE INCLUDED AS PART OF THE PROPOSED FINAL CONTRACT AMOUNT. This service will not be offered as a separate negotiated proposal.**

5. Any sucker growth on ornamentals shall be removed by hand as required; herbicides will not be used for this purpose.
6. The Contractor shall inspect ornamental trees every visit for limbs that may be hanging too low or blocking stop signs, pedestrian paths, lights, etc. and such limbs shall be immediately removed.
7. The use of pruning paint is prohibited.

VII. All Landscaped areas with the exception of Founder's Square shall be treated in accordance with the following schedule:

	Mowing Visits	Shrub Touch Up	Shrubbery Trim	Weed Control
January	1/04, 1/18	Every Visit	1x Monthly	Every Visit
February	2/1, 2/15	Every Visit	1x Monthly	Every Visit
March	3/1, 3/15	Every Visit	1x Monthly	Every Visit
April	4/5, 4/19	Every Visit	1x Monthly	Every Visit
May	5/3, 5/17, 5/24	Every Visit	1x Monthly	Every Visit
Jun	6/7, 6/14, 6/21, 6/28	Every Visit	1x Monthly	Every Visit
July	7/6, 7/13, 7/20, 7/27	Every Visit	1x Monthly	Every Visit
August	8/3, 8/10, 8/17, 8/24, 8/31	Every Visit	1x Monthly	Every Visit
September	9/7, 9/14, 9/21, 9/28	Every Visit	1x Monthly	Every Visit
October	10/12, 10/26	Every Visit	1x Monthly	Every Visit
November	11/09, 11/23	Every Visit	1x Monthly	Every Visit
December	12/7, 12/21	Every Visit	1x Monthly	Every Visit

- 34 cuts per year - each cutting period will include all necessary services in the area being serviced.

NOTES:

IN THE EVENT A ROUTINE SERVICE VISIT IS MISSED DUE TO INCLEMENT WEATHER – CONTRACTOR WILL CONTACT SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 REPRESENTATIVE AND MUST RECEIVE A WRITTEN ACKNOWLEDGEMENT FROM REPRESENTATIVE REGARDING SKIPPED SERVICE. ANY MISSED SERVICES WILL BE REVIEWED QUARTERLY BY CONTRACTOR AND SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 REPRESENTATIVE AND ANY NON-RESCHEDULED SERVICE VISITS WILL BE CREDITED TO THE NEXT BILLING CYCLE.

VIII. FOUNDER'S SQUARE TURF MAINTENANCE PROGRAM

NOTE: This program to be followed exactly as specified below.

Jan		Apply 24-2-10@ .5 lbs N / 1000 IPM (Integrated Pest Management)
Feb	•	Apply Bio Green 20 PLUS@ 5 gallons/ Acre IPM
Mar		Apply Bio Green 20 PLUS@ 1 gal/A, Bio Green 5-0-1 @2 gal/A and Bio Green 0-0-2 @2 gal/A, and Dimension Pre-Emergent IPM
Apr		Apply Bio Green 20 PLUS@ 5 gal/A, and Arena Insecticide IPM
May		Apply 24-2-10 @.5 lbs N/1000 Aerify first week in May and Topdress IPM
Jun		Apply Bio Green 0-0-2 @5gal/A IPM
Jul		Apply Bio Green 0-0-2@ 5 gal/A Aerify mid-July and Topdress IPM
Aug		Apply Bio Green 0-0-2@ 5 gal/A IPM
Sep		Apply Bio Green 0-0-2 @5 gal/A Aerify End of Sept and Topdress IPM
Oct		Apply 24-2-10@ .5 lbs N/1000 plus Dimension Pre-Emergent Herbicide IPM
Nov		Apply Bio Green 20 PLUS@ 5gal/1000 IPM
Dec		Apply Bio Green 20 PLUS @ 5gal/1000 IPM

“•” Denotes work that must be done in the second week.

NOTES:

Founder's Square must be cut with reel type mower

1 – cut per week

IX. Specifications and Schedule of Service Applications for Fertilization, Pest Control Insecticide, and Weed Control of all Turf, Plants and Trees

Turf Care

St. Augustine Turf Fertilization

- A minimum of four (4) fertilization applications will be provided to all St Augustine turf areas. The 4 applications should consist of three (3) granular fertilizer applications and one (1) liquid fertilizer applications.
 - Turf fertilizer analysis should be based on soil sample results and should follow St Lucie County guidelines and restrictions for application, including adhering to the fertilizer black out period June through September.

St. Augustine Turf Pest Control

- Insect Control
 - A minimum of three (3) insecticide applications shall be applied to all turf areas.
 - Two (2) of these applications should be made to all turf areas with a product such as Arena for long term control (4 months) of chinch bugs, sod web worms, army worms, and grubs; Such applications should be made in March/April and July/August.
- Weed Control
 - A minimum of four (4) herbicide applications shall be provided to all turf areas.
 - Two (2) of these applications shall be pre-emergent herbicide applications applied in spring and fall. These applications can be impregnated on (included) in the granular turf fertilizer application or mixed in with the liquid turf fertilizer application.

Ornamental and Tree Care

Ornamental and Tree Fertilization

- A minimum of two (2) fertilization applications will be provided for all ornamentals and trees. Applications will consist of two (2) granular applications and two (2) liquid applications. Liquid applications can be made in conjunction with blanket pest control applications if required.
 - Ornamental and tree granular fertilizer analysis should consist of a Nitrogen to Potassium ratio of 1:1 and should be at least 50% slow release. Fertilizers should also contain micronutrients magnesium, manganese, iron, boron and copper. Phosphorus amounts / needs should be determined through soil test before applying.
 - Liquid (foliar) ornamental treatments should consists of a 20-20-20 (or equivalent foliar fertilizer) containing micronutrients manganese, magnesium, and iron.
 - Ornamental and tree fertilizer analysis should be based on soil sample results and should follow St. Lucie County guidelines and restrictions for application, including adhering to the fertilizer black out period June through September.

Ornamental Pest Control

- A minimum of two (2) liquid foliar pest control applications will be provided to all ornamentals. Foliar applications shall consist of a contact kill pesticide (Talstar/Bifen) and a systemic pesticide (Imidacloprid/merit) for preventative control.

Palm Tree Care

Palm Tree Fertilization

- All palms, excluding Sabal Palms, will be fertilized with fertilizer blended for palms a minimum of two (2) times. Applications will consist of two (2) granular applications.
 - Palm tree granular applications should consist of a Palm fertilizer that is comparable to 8-2-14 Mg plus micronutrient palm fertilizer that has 100% of Nitrogen, Potassium and Magnesium in controlled-release form and its micronutrients, such as Iron and manganese, in water-soluble sulfate or chelated (iron only) form as recommended by the University of Florida extension services.
 - Palm tree liquid application should consist of NPK, micronutrients (manganese, magnesium, iron, copper, etc.) and bio stimulants.

Palm Tree Pest Control

- A minimum of two (2) pest control applications shall be applied with liquid fertilization applications to all palms. Applications shall include insecticides and fungicides aimed at prevention of palm tree pests (i.e. Palmetto Weevils / Graphiola Leaf Spot)

X. SPRINKLER SYSTEM

1. All general repairs for damage caused by mowing and or lawn maintenance will be reported to the Southern Grove Community Management Representative. Scheduling of repairs to be conducted by Contractor's irrigation team. These repairs will be made at the cost and expense of the Contractor.

2. The Contractor will contact the Southern Grove Community Management Representative for any adjustments needed to the irrigation controllers.
3. Sprinkler system will be repaired and maintained by Contractor.
4. This contract is inclusive of all sprinkler valve cleanouts, adjustments, valve box covers, first 200 sprinkler head replacements per month, and any other routine maintenance items that may be found during the course of professional duties and responsibilities.
5. Piping breaks, or other system failures not addressed in Section X, Item #1 shall be immediately brought to the attention of the Southern Grove Community Development District No. 1 representative, John Gallagher at 772-332-8553, for coordination of repairs or corrective measures with the Landscape Contractor. Failure to notify the Southern Grove Community Development District No. 1 representative of breaks, the need for adjustments/modifications, or other system failures, will cause the Contractor to accept responsibility for all damage resultant from the Contractor's failure to notify.

XI. MULCHING

1. Replenishment of onsite mulch in all areas, as defined by site maps, will be performed under separate contract. This work will consist of placing new, approved mulch to a finished depth of 3" in all landscape beds and in a 3'diameter saucer around each freestanding tree or palm, twice per year, once in fall (November) and once in summer (June).
2. Only mulch from sources pre-approved by the Southern Grove Community Development District No. 1 representative shall be installed.
3. All curb, roadway and bed edge lines will be trenched to help contain the applied mulch.
4. Mulch will not be placed against the trunks of trees, palms or woody shrubs.

XII. ANNUALS

1. Seasonal flowers shall be installed at the times and in areas as requested by the Southern Grove Community Development District No. 1 representative.
2. Remove existing plants, mulch and all debris, rake and clean beds/regrade.
3. Drench area with fungicide/insecticide mix 10 gals / 100 sq ft., include pre-emergent in drench.
4. Allow areas to stand for 48 hours. Do not irrigate.
5. Mix in 2-4 inches of clean fresh planting soil consisting of peat and cow manure with the existing soil (be sure not to put around trunk of tree, keep at least 4" from trunk). Be sure planting area is higher than surrounding ground to allow for drainage.

6. Check irrigation and report any necessary adjustment or repairs to the Contractor representative.
7. Broadcast fertilizer throughout bed area, using a slow release balanced fertilizer, (use 14-14-14 Osmocote for bedding plants).
8. Install new plants, one per sq ft., leaving at least 8" from outside bed line and 12" from existing plants or structures. Be sure to loosen roots before planting.
9. Hand water with hose to totally wet entire planting area (be careful not to damage plants).
10. Coordinate with Irrigation Vendor to re-check irrigation and adjust for 100% coverage, set for daily watering of about 10 - 15 minutes, for the first 30 days, every other day for the next 30 days, and 3 x per week thereafter (depending on rainfall).
11. Drench bed 15 days after installation with mix of insecticide, fungicide, and liquid fertilizer at a rate of 1-gal/10 sq. feet and repeat every 30 days thereafter. Note: it may be necessary to add a miticide into the mix depending on the choice of plants.
12. A border of mulch may be installed providing the mulch does not come in direct contact with the base of the plants. Be sure plant bed edges are crisp and clean and below sod level for mulch to sit in.

XIII. BI-ANNUAL ANT TREATMENT

1. All turf areas to be treated on a bi-annual basis with Top Choice Insecticide and spot applications as needed on each service visit. This shall apply to all areas of Contractor's service areas.
2. From time-to-time, the District Manager may add additional areas for pesticide treatment. These areas will be treated as additional work and allow for contractor to submit a proposal for these additional areas. Proposal time frame will run congruent with the remainder of the base service contract time frame.

XIV. REPORTING

1. **The Contractor shall report all accomplished work to the Southern Grove Community Development District No. 1 representative on a weekly basis in writing via email sent to Southern Grove Community Development District No. 1 management representative.**
2. The Contractor shall include in their report all instances of NOT performing work needed to comply with this specification along with the reason (i.e. inclement weather, rising water, etc.).

XV. INSPECTION

1. The Contractor shall be held responsible to perform inspections of all work completed by their personnel to ensure adherence to Southern Grove Community Development District No. 1 specifications and quality work.
2. Additionally, all work is subject to unscheduled inspections, approval and acceptance by the Southern Grove Community Development District No. 1 representative. This in no way relieves the Contractor from properly performing and inspecting their work.

XVI. EXTRA WORK

1. At the Southern Grove Community Development District No. 1 representative's option the Contractor may be required to perform extra work associated with the maintenance and appearance of the site landscape that is not part of these landscape maintenance specifications.
2. This extra work shall be priced per-job for work performed by the Contractor's own crews. Deliveries of material charges shall not be considered subcontracted and are to be included in the Contractors price quotation.

XVII. WARRANTIES

1. Warranties will apply for all new or replacement sod and plant material (except annuals and any other plant materials or sod specifically excluded by contractor and Southern Grove Community Development District No. 1 prior to start of work) for a period of one year from date of work acceptance. As part of this one-year warranty, the contractor will be fully responsible for all plant material (sod) newly installed and its overall health and vitality. If at the end of one year the new installation is in a state of decline or degradation, the contractor shall replace the material with same, as to type, size and quality, at no charge, and the warranty period begins anew

XVIII. PRIORITY CUSTOMER

1. Upon final contract approval Contractor agrees that Southern Grove Community Development District No. 1 is a top priority customer. This means that in the event of a significant weather event, the first phase of cleanup will begin as soon as conditions are deemed safe for contractor crews to come out. The first phase will be removal of debris, which may impair normal traffic flow (thoroughfares, streets, driveways) and/or structures. When the first phase is complete thru-out Southern Grove Community Contractor will begin the second phase. The second phase is the cleanup of the remaining debris. Contractor will contact the Property Manager for a designated area where debris can be stored until it can be removed off-site.
2. In the event of a significant weather event that interrupts routine maintenance, the hours utilized by Contractor in response to said event, will first be deducted from the monthly service total of this contract. Should hours exceed the monthly contracted amount, then a separate invoice documenting and validating all hours worked by Contractor shall be

presented to Southern Grove Community Development District No. 1 representative for prompt processing and payment within 30 days.

3. After these first two phases are complete Contractor will return to regularly scheduled maintenance program and begin to work with management regarding restoration and replanting.

Exhibit B: Landscape Maintenance Map



Exhibit C. Fee Summary

<i>Southern Grove</i>	<i>Annually</i>	<i>Per Service</i>
Mow Service x 34	\$62,662	\$1,843
Trim Service x 12	\$42,336	\$3,528
Irrigation Wet Checks x 12	\$11,712	\$976
IPM Service x 12	\$11,040	\$920
Fertilization Turf x 4	\$8,320	\$2,080
Fertilization Shrub x 4	\$4,160	\$1,040
<i>Total</i>	\$140,230	
Mulch Blown in Per Yard	\$48.00	
Annual Flower with all Ammendments based on Season	\$4.00 - \$5.00	

Exhibit D: Form of Work Authorization

**WORK AUTHORIZATION NUMBER _____
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION ("Work Authorization"), dated _____, _____ 202_, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective _____, 2026 ("Agreement"), by and between:

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Lucie County, Florida (the "District"), and

_____, a Florida _____, with an address of _____ ("Contractor").

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "**Additional Services**"). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$_____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization 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, remains in full force and effect.

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

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Secretary
☐ Assistant Secretary

By: _____
☐ Chairperson
☐ Vice Chairperson

[CONTRACTOR]

By: _____
Its: _____

Exhibit A: Proposal for Additional Services



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/20/2026

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 Keyes Coverage Insurance 5900 Hiatus Road Tamarac FL 33321	CONTACT NAME: Pam Harding PHONE (A/C, No, Ext): 954-724-7000 E-MAIL ADDRESS: pharding@keyescoverage.com FAX (A/C, No): 954-724-7024
INSURED Complete Property Maintenance, Inc. 4101 VINKEMULDER ROAD COCONUT CREEK FL 33073	INSURER(S) AFFORDING COVERAGE INSURER A: Nautilus Ins Co INSURER B: Westchester Surp Lines Ins Co INSURER C: RLI Insurance Company INSURER D: INSURER E: INSURER F:
	NAIC # 10172 13056

COVERAGES**CERTIFICATE NUMBER:** 1899639998**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
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☐ RETENTION \$						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☐ N	N/A				PER STATUTE OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
A B C	Tank Liability Pollution Liability Professional Liability			CST2030554-16 G71757511007 RTP0045248	11/11/2025 11/11/2025 11/11/2025	11/11/2026 11/11/2026 11/11/2026	BI & PDL /Defense Agg/Per Occurrence Agg/Per Occurrence 1M/1M 1M/1M \$2M/\$1M

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

CERTIFICATE HOLDER**CANCELLATION**

Southern Grove Community Development District No. 1
10521 SW Village Center Dr.,
Suite #203
Port St. Lucie, FL 34987

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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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/20/2026

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
MD Iverson Group
8420 Senoia Rd, Suite 208
Fairburn, GA 30213

CONTACT NAME: Carolyn Linares
PHONE (A/C, No, Ext): (678) 218-5346 FAX (A/C, No): (678) 405-3239
E-MAIL: clinares@oakbridgeinsurance.com
ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : Old Republic Insurance Company 24147

INSURER B : Upland Specialty Insurance Company 16988

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED

Complete Property Maintenance Inc
4101 Vinkemulder Rd
Coconut Creek, FL 33073

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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR ☒ Gen Aggregate Limit GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☒ PRO-JECT ☒ LOC OTHER: Designated Construction Project	☒ ☒	MWZY 316589 26	3/1/2026	3/1/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 EBLI AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS ☒ HIRED AUTOS ONLY NON-OWNED AUTOS ONLY Comp & Collision ☒ PIP	☒ ☒	MWTB 316590 26	3/1/2026	3/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
B	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$	☒ ☒	USXGL0028126	3/1/2026	3/1/2027	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N N/A	MWC 316495 26	3/1/2026	3/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000

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

With regards to the General Liability, Automobile Liability and Umbrella Southern Grove Community Development District No 1 and The Districts, their staff, consultants, officers, and supervisors shall be named as additional insured, subject to approved written contract the policies terms, conditions, definitions and exclusions. Old Republic Insurance Company within thirty (30) days, will provide written notice to District No. 1. of material changes or cancelation of coverage for the General Liability, Automobile Liability and Workers Compensation Insurance coverage. shall be from a reputable insurance carrier, licensed to conduct business in the State Certificate holder is included on the Blanket Waiver of Subrogation, pursuant to State Laws and subject to approved contract, the policy terms, conditions, definitions and exclusions with respects to General Liability, Automobile Liability, Workers Compensation and Umbrella coverages.

CERTIFICATE HOLDER

CANCELLATION

Southern Grove Community Development District No. 1
10521 SW Village Center Dr., Suite #203
Port Saint Lucie, FL 34987

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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

- A.** The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary And Excess Insurance Provisions** in the Motor Carrier Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

- B.** The following is added to the **Other Insurance** Condition in the Auto Dealers Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage and General Liability Coverages are primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

POLICY NUMBER: MWC 316495 26

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

SCHEDULE

AS REQUIRED BY WRITTEN CONTRACT, TO THE EXTENT ALLOWABLE BY
LAW

DATE OF ISSUE: 02-11-26

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - VENDORS - AUTOMATIC STATUS WHEN REQUIRED IN AGREEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

- A. Section II – Who Is An Insured is amended to include as an additional insured any "vendor", but only with respect to liability for "bodily injury" or "property damage" arising out of "your product" which is distributed or sold in the regular course of the "vendor's" business.
- However, the insurance afforded to such "vendor":
1. Only applies to the extent permitted by law; and
 2. Will not be broader than that which you are required by the contract or agreement to provide for such "vendor".
- B. With respect to the insurance afforded to any "vendor", the following additional exclusions apply:
1. The insurance afforded the "vendor" does not apply to:
 - a. "Bodily injury" or "property damage" for which the "vendor" is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the "vendor" would have in the absence of the contract or agreement;
 - b. Any express warranty unauthorized by you;
 - c. Any physical or chemical change in the product made intentionally by the "vendor";
 - d. Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
 - e. Any failure to make such inspections, adjustments, tests or servicing as the "vendor" has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
 - f. Demonstration, installation, servicing or repair operations, except such operations performed at the "vendor's" premises in connection with the sale of the product;
 - g. Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the "vendor"; or
 - h. "Bodily injury" or "property damage" arising out of the sole negligence of the "vendor" for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
 - (1) The exceptions contained in Subparagraphs d. or f.; or
 - (2) Such inspections, adjustments, tests or servicing as the "vendor" has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.
2. This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.
- C. With respect to the insurance afforded to these "vendors", the following is added to **Section III – Limits Of Insurance**:
- The most we will pay on behalf of the "vendor" is the amount of insurance:
1. Required by the contract or agreement; or
 2. Available under the applicable limits of insurance;
- whichever is less.

This endorsement shall not increase the applicable limits of insurance.

D. The following definition is added to the **Definitions** section:

"Vendor" means any person or organization who distributes or sells "your product" in the regular course of its business when you have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
All persons or organizations when required by written contract or agreement	All Locations

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – LESSOR OF LEASED EQUIPMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

All persons or organizations as required by written contract or agreement

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person(s) or organization(s).

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance Condition** and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
All persons or organizations when required by written contract or agreement	All Locations
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Complete Property Maintenance, Inc

Endorsement Effective Date: 03/01/26

SCHEDULE

Name Of Person(s) Or Organization(s):

All persons or organizations as required by written contract or agreement

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph **A.1.** of Section **II** – Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph **D.2.** of Section **I** – Covered Autos Coverages of the Auto Dealers Coverage Form.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY
AGAINST OTHERS TO US (WAIVER OF SUBROGATION) –
AUTOMATIC WHEN REQUIRED BY WRITTEN
CONTRACT OR AGREEMENT**

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

The Transfer Of Rights Of Recovery Against Others

To Us Condition does not apply to any person(s) or organization(s) for whom you are required to waive subrogation with respect to the coverage provided under this Coverage Form, but only to the extent that subrogation is waived:

- A.** Under a written contract or agreement with such person(s) or organization(s); and
- B.** Prior to the "accident" or the "loss".

IL 10 (12/06) OLD REPUBLIC INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED ENTITY - NOTICE OF CANCELLATION PROVIDED BY US

SCHEDULE

Number of Days Notice of Cancellation: 30

Person or Organization:

Southern Grove Community Development District No. 1

Address:

10521 SW Village Center Drive, Suite #203
Port Saint Lucie, FL 34987

Provisions

If we cancel this policy for any statutorily permitted reason other than nonpayment of premium, and a number of days is shown for cancellation in the schedule above, we will mail notice of cancellation to the person or organization shown in the schedule above. We will mail such notice to the address shown in the schedule above at least the number of days shown for cancellation in the schedule above before the effective date of cancellation.

PIL 028 05 10

OLD REPUBLIC INSURANCE COMPANY

WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY POLICY

DESIGNATED ENTITY - NOTICE OF CANCELATION PROVIDED BY US ENDORSEMENT

SCHEDULE

Number of Days Notice of Cancellation: 30

Person or Organization:

Southern Grove Community Development District No. 1

Address:

10521 SW Village Center Drive, Suite #203
Port Saint Lucie, FL 34987

Provisions

If we cancel this policy for any statutorily permitted reason other than nonpayment of premium, and a number of days is shown for cancellation in the schedule above, we will mail notice of cancellation to the person or organization shown in the schedule above. We will mail such notice to the address shown in the schedule above at least the number of days shown for cancellation in the schedule above before the effective date of cancellation.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 03-01-2026 Policy No. MWC 316495 26

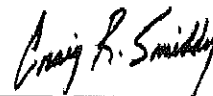
Endorsement No. 012

Insured Complete Property Maintenance Inc.

Premium \$ INCL.

Insurance Company **OLD REPUBLIC INSURANCE COMPANY**

Countersigned By



WC 99 03 65 (03/11)

Page 1 of 1

IL 10 (12/06) OLD REPUBLIC INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED ENTITY - NOTICE OF CANCELLATION PROVIDED BY US

SCHEDULE

Number of Days Notice of Cancellation: 30

Person or Organization:

Southern Grove Community Development District No. 1

Address:

10521 SW Village Center Drive, Suite #203
Port Saint Lucie, FL 34987

Provisions

If we cancel this policy for any statutorily permitted reason other than nonpayment of premium, and a number of days is shown for cancellation in the schedule above, we will mail notice of cancellation to the person or organization shown in the schedule above. We will mail such notice to the address shown in the schedule above at least the number of days shown for cancellation in the schedule above before the effective date of cancellation.

PIL 028 05 10

**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.) COMPLETE PROPERTY MAINTENANCE, INC	
	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. 4101 VINKEMULDER ROAD	Requester's name and address (optional)
6 City, state, and ZIP code COCONUT CREEK, FL 33073		
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								
5	9	-	1	7	9	3	8	3
								6

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person	Date
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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

AIA Document 310 - 2010 Bid Bond

CONTRACTOR (Name, legal status and address):

SURETY (Name, legal status and principal place of business):

Juniper Landscaping of Florida, LLC

Great Midwest Insurance Company

5880 Staley Road

800 Gessner Road, Suite 600

Fort Myers, FL 33905

Houston, TX 77024

OWNER (Name, legal status and address):

Southern Grove Community Development District No. 1

10521 SW Village Center Dr., Suite 203

Port St. Lucie, FL 34987

Bond Amount: Twenty Five Thousand and No/100 Dollars (\$25,000.00)

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

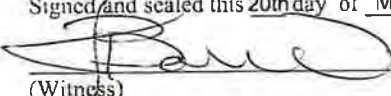
Landscape & Irrigation Maintenance Services

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

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

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

Signed and sealed this 20th day of May, 2026


(Witness)

(Seal)


(Witness)

(Seal)



Juniper Landscaping of Florida, LLC

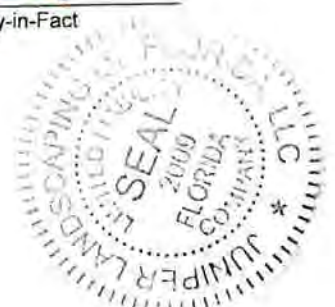
(Principal)

(Seal)

(Title) M. Brandon Dicks, CEO
Great Midwest Insurance Company

(Surety)

(Title) Tyler D. DeBord, Attorney-in-Fact



Language conforms to AIA Document A310 Bid Bond
BID70001ZZ0311f

POWER OF ATTORNEY
Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:
Tyler D. DeBord, Stephen P. Farmer, Kara Ruckert, Margie Hall, Vincent DeLuca, Ashley Tyree

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of April, 2025 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed One-Hundred Million dollars (\$100,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by electronic mail on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by electronic mail to any certificate of any such power and any such power or certificate bearing such electronic signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 8th day of April, 2025.

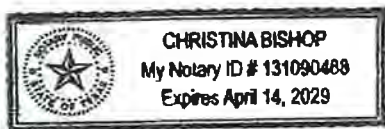


GREAT MIDWEST INSURANCE COMPANY

BY Mark W. Haushill
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 8th day of April 2025, before me, personally came Mark W Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY Christina Bishop
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX _____ 20th _____ May _____ 2026



BY Patricia Ryan
Patricia Ryan
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

IV. AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF LEE

Before me, the undersigned authority, appeared the affiant, M. Brandon Duke, 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 CEO for Juniper Landscaping of Florida, 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 Southern Grove Community Development District No. 1'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 5.8.26

Addendum No. 2 dated 5.18.26

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; (iv) this is an informal bid, and no protest rights or other procurement rights will be afforded to the Proposer; and (v) the Proposer has waived any right to challenge any matter

relating to the Project Manual, including but not limited to any protest relating 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 28 day of April, 2026.

Proposer:

By:

Title:

Jupiter Landscaping
CEB

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of April, 2026, by M. Brandon Duke of Jupiter, 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: Jennifer Barber

Commission No.: HH 621759

My Commission Expires: 12-16-2028

V. PROPOSAL FORMS

PROPOSAL FORM FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

TO BE SUBMITTED TO:

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1
Special District Services, Inc.
on or before May 22, 2026 at 10:30 a.m. (EST)

TO: Southern Grove Community Development District No. 1

FROM: Juniper Landscaping of Florida, LLC
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Southern Grove Community Development District Nos. 1-10, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the Districts.

All proposals shall be in accordance with the Project Manual.

Proposal Form Contents:

Proposal Summary
Part I – General Information
Part II – Personnel and Equipment
Part III – Experience
Signature Page

**PROPOSAL FORM
PROPOSAL SUMMARY SHEET**

I, Kyle McNamara REPRESENTING Juniper Landscaping of Florida, LLC
Company and/or Corporation ("Proposer"), agree to furnish the services required in the
scope/specifications at the following prices:

I. Contract Proposal Amount: \$ 334,090.94
*(Please provide an average of
all five years of pricing)*

Annual Total, Year 1: \$ 327,500.00

Annual Total, Year 2: \$ 327,500.00

Annual Total, Year 3: \$ 335,687.50

Annual Total, Year 4: \$ 335,687.50

Annual Total, Year 5: \$ 344,079.69

Following the expiration of the Landscape and Irrigation Maintenance Agreement's initial term and four annual renewals, the parties have the option to renew the agreement for additional one-year terms ("Additional Terms"). Adjustments to the annual fee schedule for the Additional Terms shall be based on a Consumer Price Index Adjustment and/or other relevant factors and must be mutually agreed upon by both parties.

II. Proposer Information

NAME OF PROPOSER: Juniper Landscaping of Florida, LLC

ADDRESS: 6690 US1, Ft. Pierce FL 34946

PHONE: 772-562-6249 FAX: _____

SIGNATURE: 

PRINTED NAME: Kyle McNamara

TITLE: Regional Operations Manager

DATE: 5.20.26

\$ 1,000,000.00
\$ 5,000,000.00
\$ 1,000,000.00
7/1/2026

- Enclosed in Proposal

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 6690 US1, Ft. Pierce FL 34946

P. O. Box (if any) _____

City Ft. Pierce State FL Zip Code 34946

Telephone 239.561.5980 Fax no. _____

1st Contact Name Kyle McNamara Title Regional Operations Manager

2nd Contact Name Frank Magana Title Branch Manager

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

1 Supervisors, who will be onsite 5 days per week;
1 Technical personnel, who will be onsite 2 days per wk; and
8FTE's Laborers, who will be onsite 3 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 ☒ No ☐ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: Frank Magana

Position / Certifications: Branch Manager/Certified Pest Control Operator

Duties / Responsibilities: Oversees Production

% of Time to Be Dedicated to This Project: 80 %

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

Project Name/Location: City of Miami Lakes

Contact: Jose Orellana Contact Phone: 305.364.6100

Project Type/Description: Complete Landscape Maintenance

NA
Duties / Responsibilities: Oversees Production
Dollar Amount of Contract: 925K
Proposer's Scope of Services for Project: 36 Mows, 12 Detail, 12 Wet Checks
12 IPM

Dates Serviced: started 10/23

- *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 NA
Street Address NA
P. O. Box (if any) NA
City NA State NA Zip Code NA
Telephone NA Fax no. NA
1st Contact Name NA Title NA
2nd Contact Name NA Title NA
Proposed Duties / Responsibilities: NA
Please describe the subcontractor's role in other projects on behalf of the Proposer:
Project Name/Location: NA
Contact: na Contact Phone: NA
Project Type/Description: NA
Dollar Amount of Contract: NA
Proposer's Scope of Services for Project: NA

Dates Serviced: NA

- *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:*
Juniper performs background checks and E-Verify on all applicants.
-
-

- *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: JUNIPER LANDSCAPING

DATE: 5/22/26

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
BRANDON DUKE	CEO	OVERSIGHT/PLANNING	FT. MYERS, FL
JAKE RUBIN	COO	OVERSEES DAY TO DAY OPS	WESLEY CHAPEL, FL
DAN deMONT	CRO	BUSINESS DEVELOPMENT	FT.MYERS, FL
STACIE TRACE	CHRO	HUMAN RESOURCES	FT.MYERS, FL
MARCELO GOULART	CFO	FINANCES	FT. MYERS, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

PROPOSER: Juniper Landscaping of Florida, LLC

DATE:

[illegible]

COMPANY OWNED MAJOR EQUIPMENT

PROPOSER: Juniper Landscaping of Florida, LLC

DATE: _____

[illegible]

PROPOSAL FORM

PART III – EXPERIENCE

- *Has the Proposer performed work for a Community Development District No. 1 previously?*
 Yes X No
If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: Monterra CDD - Cooper City, FL

Contact: Lynne Ladner Contact Phone: 954-374-9936

Project Type/Description: Landscape Maintenance Services

Dollar Amount of Contract: \$530,000.00

Scope of Services for Project: We provide the mowing and detailing services.

Dates Served: 6/2020 - Present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) calendar years:*

$$2025 = \$302,600,000.00$$

2024 = \$264,100,000.00

2023 = \$225,000,000.00

- 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: City of Weston

Contact: Thad Bielecki Contact Phone: 954-385-2000

Project Type/Description: Landscape Maintenance Services

Dollar Amount of Contract: \$1,300,000.00

How was the project similar to this project? We handle the roadways throughout City.

Complete Landscape Maintenance including mowing, trimming, fertilization, IPM, and

wet checks.

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

36 mows, 12 details, 12 wet checks, 4 fertilizations, 12 IPM

List of equipment used on site: Multiple trucks, trailers, gators, mowers, small engine equipment, blowers, trench machines, etc.

List of subcontractors used: NA

Is this a current contract? Yes ☒ No ☐

Duration of contract: 5 year with 2 additional 2 year options, Currently in year 2.

- (Information regarding similar projects – continued)*

Project Name/Location: City of Tamarac

Contact: Levertis Byrd Contact Phone: 954-597-3717

Project Type/Description: Landscape Maintenance Services

Dollar Amount of Contract: \$790,000.00

How was the project similar to this project? This contract includes all of the same landscape maintenance components and it handles the same type of roadway work. Swales, Medians.

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

36 mows, 12 details, 12 wet checks, 3 fertilizations, 12 IPM, 1 mulch

List of equipment used on site: Standard lawn care equipment. Same as Weston.

List of subcontractors used: NA

Is this a current contract? Yes X No

Duration of contract: 5 years. Currently in year 3.

• *(Information regarding similar projects – continued)*

Project Name/Location: City of Port St. Lucie

Contact: Gerald Rodgers Contact Phone: 772.521.5706

Project Type/Description: Full Landscaping Service

Dollar Amount of Contract: 1,500,000

How was the project similar to this project? Roadways, easments, Lots
are maintained, shrubs pruned, edging and weed control

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): 38 mows - 12 details

List of equipment used on site: multiple trucks, trailers, gators, small engine
equipment, blowers, trench machine, edgers and weed eaters

List of subcontractors used: NA

Is this a current contract? Yes X No

Duration of contract: in year 6

- *(Information regarding similar projects – continued)*

Project Name/Location: Cory Lakes CDD

Contact: John Hall Contact Phone: 813.924.4673

Project Type/Description: Full Landscape Service

Dollar Amount of Contract: 356,200.00

How was the project similar to this project? Roadways, easments, Lots, islands
Medians

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): 38 mows - 12 details

List of equipment used on site: 72" Stander, 61" mowers
multiple trucks, trailers, gators, small engine

List of subcontractors used: NA

Is this a current contract? Yes X No

Duration of contract: started 12.1.10

- *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 X For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: NA

Contact: Contact Phone:

Project Type/Description:

Dollar Amount of Contract:

Scope of Services for Project Type text here

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 X No X*

If yes, please describe each violation, fine, and resolution See attached

What is the Proposer's current worker compensation rating? 2.79

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 X No

If yes, please describe each incident See Attached

- *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 NA

The state(s) where barred or suspended NA

The period(s) of debarment or suspension NA

Also, please explain the basis for any bar or suspension

NA

- *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.*

NA

- *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.*

NA

- *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: NA

Describe the Nature of the Action:

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

NA

- *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:*

NA

- *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:*

NA

**PROPOSAL FORM
SIGNATURE PAGE**

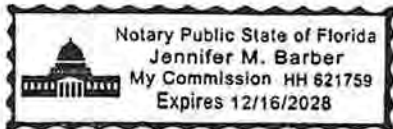
Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through III) on behalf of Juniper Landscaping ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through III) and that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

Dated this 28 day of April, 2026.

Proposer: Juniper Landscaping
By: [Signature]
Title: CEO

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 28 day of April, 2026, by Mr. Brandon Duke of Juniper, who is ☒ personally known to me or ☐ who has produced as identification, and ☐ did or ☐ did not take the oath.



[Signature]
Notary Public, State of Florida
Print Name: Jennifer Barber
Commission No.: HH 621759
My Commission Expires: 12-16-2028

**VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND
PURCHASING, E-VERIFY, AND NON-COLLUSION**

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

Name of Proposer: Juniper Landscaping of Florida, LLC

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

Chapter 287, Florida Statutes, on Integrity of Public Contracting and Purchasing

1. I have read and am familiar with Chapter 287, Florida Statutes, and specifically including the following Sections ("Public Integrity Laws"):
 - a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
2. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").
3. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District's Request for Proposals for Landscape and Irrigation Maintenance Services Project ("Project") and the contract to be executed in connection with the Project.
4. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

 X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.

 The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

5. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

E-Verify

1. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
2. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
3. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
4. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
5. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
6. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

1. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
2. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
4. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or

Type text here

PROPOSAL FORM
PART I – GENERAL INFORMATION

• *Proposer General Information:*

Proposer Name Juniper Landscaping of Florida, LLC

Street Address 6690 US1, Ft. Pierce FL 34946

P. O. Box (if any) _____

City Ft. Pierce State FL Zip Code 34946

Telephone _____ Fax no. _____

1st Contact Name Kyle McNamara Title Regional Manager

2nd Contact Name Frank Magana Title Branch Manager

Parent Company Name (if any) NA

Street Address NA

P. O. Box (if any) NA

City NA State NA Zip Code NA

Telephone NA Fax no. NA

1st Contact Name NA Title _____

2nd Contact Name NA Title _____

• *Company Standing:*

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

In what State was the Proposer organized? Florida Date 2/6/2009

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

If no, please explain _____

inducement from, any firm or person to submit a complementary or other noncompetitive proposal.

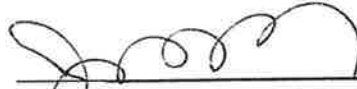
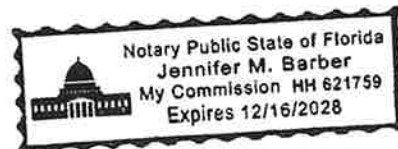
5. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Southern Grove Community Development District No. 1 for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.



Signature of Authorized Signatory of Proposer

Sworn before me on April 28, 2026


Notary Public Signature

Notary Stamp

Southern Grove CDD RFP 2026

Service	Months Included	Frequency	Unit Cost	Annual Total
General Mowing Services - Peak	May (3), June(4), July(4), August(5), September(4), October(2), November(2), December(2)	26 Visits	\$4,237.67 Per Visit	\$110,179.42
---	---	---	---	---
General Mowing Services - Off Peak	January(2), February(2), March(2), April(2)	8 Visits	\$3,553.21 Per Visit	\$28,425.68
---	---	---	---	---
General Detailing Services - Peak	May, June, July, August September, October, November, December	8 Visits	\$7,839.07 Per Visit	\$62,712.56
---	---	---	---	---
General Detailing Services - Off Peak	January, February, March, April	4 Visits	\$5,898.43 Per Visit	\$23,593.72
---	---	---	---	---
Fertilization Program - Turf	Quarterly	4 Applications	\$7,372.74 Per Application	\$29,490.96

Service	Months Included	Frequency	Unit Cost	Annual Total
Fertilization Program - Shrub	Semi-Annual	2 Applications	\$1,800.25 Per Application	\$3,600.50
---	---	---	---	---
Insect & Disease Control - IPM	Monthly	12 Applications	\$2,559.51 Per Application	\$30,714.12
---	---	---	---	---
Irrigation Wet Checks	Monthly	12 Inspections	\$3,231.92 Per Inspection	\$38,783.04

Current Contract Total: \$327,500.00

Mulch Installation	As Needed	Per Yard	\$55.00 Per Yard	Not Included in Contract Total
Annual Installation - 4" Annuals	As Needed	Per Unit	\$4.20 Each	Not Included in Contract Total



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5.12.26

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 MARSH USA LLC. 1050 CONNECTICUT AVENUE, SUITE 700 WASHINGTON, DC 20036-5386 CN138350647---25-26	CONTACT NAME: Type text here	FAX (A/C, No):	
	PHONE (A/C, No, Ext):	E-MAIL ADDRESS:	
INSURED Juniper Landscaping of Florida, LLC 4415 Metro Pkwy Ste 300 Fort Myers, FL 33916-9425	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: General Security Indemnity Company Of AZ		20559
	INSURER B: Safety National Casualty Corporation		15105
	INSURER C: Great American Insurance Co.		16691
	INSURER D: American Guarantee & Liability Insurance Co.		
	INSURER E: Mercer Insurance Company		
	INSURER F: Endurance American Specialty Insurance Company		41718

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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			GSA4639112661-01	07/01/2025	07/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Fire Damage \$ 100,000
B	AUTOMOBILE LIABILITY			CA6676920	07/01/2025	07/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000
E	☒ ANY AUTO			22200099900 (\$2Mxs\$2M primary)	07/01/2025	07/01/2026	BODILY INJURY (Per person) \$
F	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			EXT30091805100 (\$1Mxs\$4M)	07/01/2025	07/01/2026	BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☒ UMBRELLA LIAB			TUE 3161764 06 (\$5M Primary)	07/01/2025	07/01/2026	EACH OCCURRENCE \$ 10,000,000
D	☐ EXCESS LIAB			AEC 6661232-02 (\$5Mxs\$5M)	07/01/2025	07/01/2026	AGGREGATE \$ 10,000,000 DED \$ RETENTION \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			LDS4069460 (FL,NC,PA,SC,TX)	07/01/2025	07/01/2026	☒ PER STATUTE ☐ OTH-ER
B	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☒ N	N / A	PS4069459 (WI) Deductible: \$500,000	07/01/2025	07/01/2026	E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
G	Professional Liability			VPPL022057	01/01/2025	01/01/2026	Ded.: \$5K /Limit: 2,000,000
H	Pollution Liability			EV20184607-07	01/01/2025	01/01/2026	Ded.: \$10K /Limit: 3,000,000

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

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



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY MARSH USA LLC.		NAMED INSURED Juniper Landscaping of Florida, LLC 4415 Metro Pkwy Ste 300 Fort Myers, FL 33916-9425
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance

INSURERS AFFORDING COVERAGE/NAIC #

INSURER G: Gemini Insurance Company (10833)

INSURER H: Capital Specialty Ins Corp ()

Leased & Rented Equipment and Installation Floater:

Carrier: Munich Re Syndicate 457 at Lloyd's of London

Policy#: 01MRCM0001043-00

Dates: 07/01/2025 - 07/01/2026

Leased & Rented Equipment Limit/Deductible: \$500,000 / \$2,500

Installation Floater Limit/Deductible: \$250,000 / \$1,000

The above captioned policies include coverage for the following entities:

Juniper Landscaping of Florida, LLC

Coast to Coast Landscaping, LLC

Davis Landscape LTD

Elegant Landscape and Design Inc.

Juniper Landscape Services, LLC

Juniper Landscaping Shared Services, LLC

Juniper of Bradenton, LLC

Juniper Landscaping Holdings LLC

Landscape Maintenance Professionals, LLC

Landscape Logistics LLC

Prestige Property Maintenance, Inc.

Rips Professional Lawn care, LLC

Shooter & Lindsey, LLC

2025 - 2026 LOCAL BUSINESS TAX
INDIAN RIVER COUNTY, FLORIDA
MUST BE DISPLAYED IN A CONSPICUOUS PLACE

TYPE OF BUSINESS 580 CONTR-SPECIALTY CERTIFIED

BUSINESS ADDRESS 795 12TH AVE SW
VERO BEACH, FL 32962

ACCOUNT # 23327
RECEIPT # 4787
EXPIRES SEPTEMBER 30, 2026

AMOUNT	40.00
PENALTY	0.00
TRANSFER	0.00
TOTAL	40.00

NAME JUNIPER LANDSCAPING OF FLORIDA LLC
MAILING ADDRESS STANLEY, DARRELL EUGENE - QUALIFIER, DUKE, MICHAEL B
4415 METRO PKWY STE 300
FT. MYERS, FL 33916

This receipt is in addition to and not in lieu of any other license required by law or municipal ordinance and is subject to regulations of zoning, health and any other lawful authority. Owner must notify the Tax Collector's Office of any changes in business name, ownership, location address or mailing address.

CAROLE JEAN JORDAN, CFC
TAX COLLECTOR
INDIAN RIVER COUNTY, FLORIDA

Paid 07/29/2025 40.00 000-00088986

EQUIPMENT LIST



Qty	Manufacturer/ Model	Description
44	Chevy/ Ford/ Toyota	Trucks - marked with company name and logo.
38	NPR	Dumpbody Flatbeds
42	Echo	Edgers
50	Echo	Weedeaters / Line Trimmers
32	Echo	40" Hedge Trimmers
38	RedMax	Backback Blower
8	Wright Stander	72" ZTR Mowers
45	Wright Stander	61" ZTR Mowers
4	Hustler	104" Midsize Mowers
6	Wright Stander	36" Mowers
2	Billy Goat	Brush Mowers
1	Toro Reelmaster 5610	Fairway / Field Mower
1	Powertrak	90" Deck Slope Mower
5	Lesco 30965	Power Spreaders
2	Vortex	fertilizer blower
6	Z Sprayer	Hopper spreader
22	Solo	Backpack Sprayers
1	Bean Pump	100 Gallon Sprayer on skids
1	Maruyama	100 Gallon Sprayer pull behind Gator or cart
1	Bean	300 Gallon Bean Pump & Sprayer on trailer
2	Maruyama	200 Gallon Flat Bed Sprayer
2	Maruyama	50 Gallon Sprayer - truck mounted

EQUIPMENT LIST

Qty	Manufacturer/ Model	Description
4	Maruyama MP2532E2	Water Pump
14	Stihl 190-14	Chain Saws
10	Stihl 250-16	Chain Saws
1	JCB 520	Loader
1	Ford	Bucket truck ^{65'} (55')
2	Asplundt	Disc Chippers
1	Vermeer BC 1800	Drum Chipper
2	Hino 368	Truck with 16' Chip dump bed
2	Massey 399	Tractor & 3615 Bush Hog Deck
1	Ford 2000	Tractor
1	Kubota L3450 Dt	Tractor
1	Ford 555D	Backhoe
3	New Holland 228	Skid Loader
1	Holland 275 Komatsu	Skid Loader
1	PC210	Trackhoe
1	Case 621B	Front End Loader
1	Ohio Steel	48" Core Turf Aerator
1	Onan 30 EK	Generator
2	Progressive Electronic 521	Tracker
2	Genie Z-45	High Lift
6	John Deere Gator 550	Utility Vehicle
1	Carryall	Utility cart
2	Polaris 330	Utility ATV - 4WD
2	John Deere	Utility Vehicle

OSHA INFORMATION

- Have we been sited, **Yes**
- 1756789.015 12/14/2024
 - Complaint: Potable water was not provided in all places of employment
 - Fine: \$6,846
 - Resolution -all locations are required to provide individual bottles of water for employees. Multiple mandatory trainings completed by field crew to educated on water availability.
- 1748560.015 10/30/2024
 - At a multi-employer construction site employees were exposed to struck-by and crushing hazards due to the operation of a John Deere Compact Loader, while the operator had an obstructed view and the requirements of the manufacturer were not followed.
 - Fine: \$17,422
 - PIT training provided. Mandatory training that all employees must be trained before using equipment and instituted a zero tolerance policy for violations of this policy.
- 1724477.015 04/04/2024
 - Employees seen riding in the basket of a tree carrier attachment on a wheel loader.
 - Fine: \$4,516
 - Mandatory training that no riders are allowed on any equipment or vehicle that doesn't have an available seat. instituted a zero tolerance policy for violations of this policy.
- 1603940.015 06/23/2022
 - Employees were passengers in a Toro Workman Utility Vehicle without using the provided seat belt
 - Fine: \$14,502
 - Seatbelt usage education

left early on the day of the accident and did not report it because he thought it would go away on his own.

- EE was hit while unloading a mower off the trailer by a resident who was driving his car. Resident cited. EE transported to ER. L hand laceration.
- EE states riding in co vehicle to yard, hit a guardrail. Injured lower back and left wrist. EE seen at Broward Health Medical Center
- EE states cutting grass, mower slipped over into wet grass, fell off the mower which rolled over his feet causing swelling & limping
- EE states loading of palm debris on truck, hand slipped caught between truck and palm debris causing L thumb bleeding/swelling/pain.
- EE states cleaning up trees and yard work, had to lift garbage in rain, felt pain to lower back.
- SV states EE had a possible heat illness. Drinking water made him more nauseous. Was digging holes.
- EE states that he is working at port in the site and picking up trash when he feels EE could not breathe due to the excessive heat
- SV states EE was exiting a trailer & when doing so, he slipped on the ramp that had been wet by another EE. Injuring his left ankle.

CERTIFICATIONS & LICENSES

2025 FLORIDA LIMITED LIABILITY COMPANY AMENDED ANNUAL REPORT

DOCUMENT# L08000012442

Entity Name: JUNIPER LANDSCAPING OF FLORIDA, LLC

Current Principal Place of Business:

4415 METRO PARKWAY
STE 300
FT. MYERS, FL 33818

Current Mailing Address:

4415 METRO PARKWAY
STE 300
FT. MYERS, FL 33916 US

FEI Number: 26-4242641

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY
1201 KAYS ST
TALLAHASSEE, FL 32301 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MICHAEL B DUKE

03/12/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title: PRESIDENT, AUTHORIZED MEMBER
Name: DUKE, MICHAEL B
Address: 4415 METRO PARKWAY
STE 300
City-State-Zip: FT. MYERS FL 33818

Title: CORPORATE SECRETARY
Name: BARBER, JENNIFER
Address: 4415 METRO PARKWAY
STE 300
City-State-Zip: FT. MYERS FL 33918

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to rescind this report as required by Chapter 803, Florida Statutes; and that my name appears above, or on an attachment with all other the empowered.

SIGNATURE: MICHAEL DUKE

PRESIDENT

03/12/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

CERTIFICATIONS & LICENSES



DIVISION of
CORPORATIONS
an official State of Florida website

Department of State > Division of Corporations > Search Records > Search by Entity Name >

Previous On ListNext On ListReturn to List

Search

Entity: No Name History

Detail by Entity Name
Florida Limited Liability Company
JUNIPER LANDSCAPING OF FLORIDA, LLC

Filing Information

Document Number	L09000012442
FEI/EIN Number	26-4242641
Date Filed	02/06/2009
State	FL
Status	ACTIVE
Last Event	LC STMT OF RAIR CHG
Event Date Filed	02/07/2022
Event Effective Date	NONE

Principal Address
4415 Metro Parkway
STE 300
FT. MYERS, FL 33916

Changed: 03/12/2025

Mailing Address
4415 Metro Parkway
STE 300
FT. MYERS, FL 33916

Changed: 03/12/2025

Registered Agent Name & Address
CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 02/07/2022

Address Changed: 02/07/2022

Authorized Person(s) Detail
Name & Address

Title President, Authorized Member

Duke, MICHAEL B.
4415 Metro Parkway
STE 300
FT. MYERS, FL 33916

Title Corporate Secretary

Barber, Jennifer
4415 Metro Parkway
STE 300
FT. MYERS, FL 33916

Annual Reports

Report Year	Filed Date
2024	01/08/2024
2025	01/07/2025
2025	03/12/2025



State of Florida
Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF362750

FRANCISCO MAGANA

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 March 10, 2025

[Signature]

Chief, Bureau of Licensing and Enforcement

[Signature]

WILTON SIMPSON
Commissioner of Agriculture

Juniper Landscaping Holdings, LLC and Subsidiaries

(A Limited Liability Company)

Consolidated Financial Report
March 31, 2026



CONFIDENTIAL - PRELIMINARY - UNAUDITED

Issued May 14, 2026

Income Statement
Juniper Landscaping

\$ in thousands	Month Ended - March 31, 2026					YTD - March 31, 2026				
	Actual (Unaudited)	Budget*	Fav(Unfav) to Bud.	Prior Year	Fav(Unfav) to PY	Actual (Unaudited)	Budget*	Fav(Unfav) to Bud.	Prior Year	Fav(Unfav) to PY
Revenue										
Total Installation Revenue	\$8,129	\$8,429	(\$300)	\$7,071	\$1,058	\$20,857	\$21,001	(\$144)	\$22,055	(\$1,197)
Total Maintenance Revenue	\$15,271	\$15,268	\$2	\$18,428	(\$3,157)	\$42,393	\$43,035	(\$642)	\$51,426	(\$9,033)
Total Revenue	\$23,399	\$23,697	(\$298)	\$25,499	(\$2,100)	\$63,251	\$64,037	(\$786)	\$73,481	(\$10,231)
Direct Cost of Goods										
Total Installation COGS	\$4,880	\$4,762	(\$119)	\$3,874	\$1,006	\$12,494	\$11,889	(\$604)	\$12,167	\$326
Total Maintenance COGS	\$7,965	\$8,307	\$341	\$10,001	(\$2,036)	\$22,228	\$22,884	\$655	\$28,045	(\$5,816)
Total Direct Cost of Goods	\$12,845	\$13,068	\$223	\$13,875	(\$1,030)	\$34,722	\$34,773	\$51	\$40,212	(\$5,490)
Gross Margin	\$10,554	\$10,629	(\$75)	\$11,624	(\$1,070)	\$28,529	\$29,264	(\$735)	\$33,269	(\$4,740)
% Margin	45.1%	44.9%		45.6%		45.1%	45.7%		45.3%	
Total Indirect Cost of Goods	\$5,567	\$5,525	(\$41)	\$6,094	(\$527)	\$15,247	\$15,822	\$575	\$17,132	(\$1,885)
Total SG&A	\$3,796	\$4,455	\$658	\$4,109	(\$313)	\$11,623	\$13,165	\$1,542	\$12,558	(\$934)
Operating Profit	\$1,191	\$649	\$542	\$1,421	(\$230)	\$1,658	\$276	\$1,381	\$3,579	(\$1,921)
Other non-operating	(\$5,294)	(\$3,805)	\$1,488	(\$4,374)	(\$919)	(\$14,238)	(\$11,416)	\$2,822	(\$13,084)	(\$1,154)
Net Income	(\$4,103)	(\$3,156)	\$946	(\$2,954)	(\$1,149)	(\$12,580)	(\$11,140)	\$1,441	(\$9,505)	(\$3,075)
Other Income										
Gain/Loss on Disposal	(\$22)	—	\$22	\$84	(\$106)	\$38	—	(\$38)	\$180	(\$142)
Other Nonoperating Income	(\$59)	—	\$59	\$4	(\$63)	\$94	—	(\$94)	\$140	(\$46)
Other Expense										
Interest Expense	\$1,693	\$1,682	(\$11)	\$1,870	(\$177)	\$5,250	\$5,047	(\$202)	\$5,429	(\$180)
Tax Expense	—	\$1	\$1	—	—	\$0	\$2	\$2	—	\$0
Management Fee	\$82	\$92	\$9	\$119	(\$36)	\$247	\$275	\$28	\$313	(\$66)
Amortization - Intangibles & OID	\$2,505	\$2,016	(\$490)	\$2,284	\$221	\$7,476	\$6,047	(\$1,429)	\$6,838	\$637
Acquisition Expense	\$1,095	\$15	(\$1,080)	\$14	\$1,081	\$1,133	\$45	(\$1,088)	\$183	\$950
Depreciation	\$962	\$1,138	\$176	\$1,183	(\$221)	\$2,894	\$3,414	\$520	\$3,584	(\$690)
Other										
EBITDA	\$2,152	\$1,787	\$366	\$2,604	(\$451)	\$4,552	\$3,690	\$862	\$7,163	(\$2,611)
% Margin	9.2%	7.5%		10.2%		7.2%	5.8%		9.7%	
Adjustments/addbacks (including acquisitions)	\$406	\$208	\$198	\$1,176	(\$770)	\$1,204	\$992	\$212	\$3,422	(\$2,218)
Adj EBITDA	\$2,558	\$1,995	\$563	\$3,780	(\$1,222)	\$5,756	\$4,682	\$1,074	\$10,585	(\$4,829)
% Margin	10.9%	8.4%		14.8%		9.1%	7.3%		14.4%	

Balance Sheet**Juniper Landscaping**

As of March 31, 2026

	As of March 31, 2026	As of March 31, 2025
	Actual (Unaudited)	Actual (Unaudited)
\$ in thousands		
ASSETS		
Current Assets		
Cash	\$5,169	\$6,851
Accounts Receivable, Net	\$27,286	\$32,562
Retention	\$3,127	\$3,429
Costs in Excess of Billings	\$13,554	\$6,295
Accrued Revenue	\$6,098	\$4,985
Inventory	\$3,755	\$3,452
Other Current Assets	\$2,610	\$1,966
Total Current Assets	\$61,598	\$59,541
Noncurrent Assets		
Fixed Assets, net	\$22,387	\$28,425
Trade Name	\$18,272	\$19,536
Goodwill	\$141,636	\$159,602
Other Noncurrent Assets	\$29,398	\$27,523
Total Noncurrent Assets	\$211,692	\$235,086
Total Assets	\$273,290	\$294,627
LIABILITIES		
Current Liabilities		
Accounts Payable	\$18,807	\$12,874
Billings in Excess of Costs	\$1,989	\$3,590
Deferred Revenue	\$8,847	\$7,757
Accrued Expenses	\$3,842	\$4,094
Accrued Interest	\$342	\$173
Current portion Debt	\$2,448	\$3,983
Contingent Earnout - current portion	\$6,381	\$5,319
Other Current Liabilities	\$20,284	\$15,956
Total Current Liabilities	\$62,939	\$53,745
Long-Term Liabilities		
Line of Credit	\$6,500	\$6,500
Notes Payable, less current portion	\$2,274	\$2,608
Long-Term Debt, less current portion	\$193,217	\$178,544
Prepaid loan costs (contra liability)	(\$2,171)	(\$1,414)
Contingent Earnout	\$1,904	\$6,639
Total Long-Term Liabilities	\$201,724	\$192,876
Total Liabilities	\$264,663	\$246,621
MEMBERS' EQUITY		
Members' Equity	\$21,208	\$57,511
Net Income (Loss)	(\$12,580)	(\$9,505)
Total Members' Equity	\$8,627	\$48,005
Total Liabilities & Equity	\$273,290	\$294,627

Cash Flow Statement
Juniper Landscaping

	Month Ended	YTD
\$ in thousands	Actual (Unaudited)	Actual (Unaudited)
Cash Flows from Operating Activities		
Net Income (Loss)	(\$4,103)	(\$12,580)
Depreciation & Amortization	3,467	\$10,370
Changes in Operating Assets and Liabilities:		
Accounts Receivable (net)	1,502	\$2,224
Inventory	(192)	(\$1,035)
Prepaid Expenses and Other Assets	(774)	\$973
Accounts Payable and Other Liabilities	163	\$4,204
Net cash provided by operating Activities	\$61	\$4,155
Cash Flows from Investing Activities		
Capital Expenditures	(\$104)	(\$387)
Sale of asset Proceeds		
Acquisitions	(2,987)	(\$2,987)
Merger/recap		
Net cash provided by investing activities	(\$3,090)	(\$3,373)
Cash Flows from Financing Activities		
Changes in Debt Proceeds	\$2,073	\$555
Changes in Capital Stock	—	—
Net cash provided by financing activities	\$2,073	\$555
Net increase (decrease) in cash	(\$956)	\$1,337
Cash - Beginning of Period	\$6,125	\$3,832
Cash - End of Period	\$5,169	\$5,169

Juniper Landscaping

Debt Summary - Senior, Equip and Sub Debt

As of March 31, 2026

	<u>Note</u>	<u>Pik Interest</u>	<u>Total</u>
Equipment Loans	\$ 17,706,917	\$	17,706,917
Revolver	\$ 6,500,000		6,500,000
Term Loan	\$ 101,452,750		101,452,750
Yohe Loan - Twin Brook	\$ 15,471,004		15,471,004
Flawless Loan - Twin Brook	\$ 3,410,246		3,410,246
S&L Loan - Twin Brook	\$ 13,305,000		13,305,000
RIPS Loan - Twin Brook	\$ 3,567,875		3,567,875
Elegant Loan - Twin Brook	\$ 4,000,000		4,000,000
Davis Loan - Twin Brook	\$ 12,230,000		12,230,000
LMP Loan - Twin Brook	\$ 13,200,000		13,200,000
Aquatic Weeds - Twin Brook	\$ 4,000,000		4,000,000
Compass - Twin Brook	\$ 3,250,000		3,250,000
Elegant - Frenchmans Creek Project	\$ 693,750		693,750
	\$ 198,787,542	\$ -	\$ 198,787,542
			-
Aegis LOC	\$ -		-
Total debt	\$ 198,787,542	-	198,787,542

EXHIBIT B

Form of Compliance Certificate

May 14th, 2026

Please refer to that certain Credit Agreement dated as of December 29, 2021 (as amended, restated, supplemented or otherwise modified from time to time, the “Credit Agreement”), by and among, *inter alia*, Juniper Landscaping Holdings LLC, as a Borrower and as the Borrower Representative, the other Borrowers from time to time party thereto, the lenders party thereto from time to time, as Lenders, and Twin Brook Capital Partners, LLC, as administrative agent (“Agent”). This certificate (this “Certificate”), together with supporting calculations attached hereto, is delivered to Agent and the Lenders pursuant to the terms of the Credit Agreement. Terms used but not otherwise defined herein are used herein as defined in the Credit Agreement.

Enclosed herewith is a copy of the quarterly report of Holdings as at 3/31/2025 (the “Computation Date”), which report fairly presents in all material respects the financial condition and results of operations (subject to the absence of footnotes and to audit and other normal year-end adjustments) of Holdings as of the Computation Date and has been prepared in accordance with GAAP consistently applied.

Borrower Representative hereby certifies and warrants that the computations set forth on the schedule attached hereto correspond to the ratios and/or financial restrictions contained in the Credit Agreement and such computations are true and correct as at the Computation Date.

Borrower Representative hereby notifies Agent pursuant to Section 4.7(b) of the Guarantee and Collateral Agreement that the total amount of Receivables for which the obligor is a Governmental Authority of the United States exceeds \$500,000 individually or \$1,000,000 in the aggregate.

Borrower Representative hereby certifies that as of the date hereof, there have been no changes to the Commercial Tort Claim existing as of the Closing Date and described on Schedule 7 to the Guarantee and Collateral Agreement.][Enclosed herewith is a copy of a supplement to Schedule 7 to the Guarantee and Collateral Agreement updating the description of the Commercial Tort Claim existing as of the Closing Date contained therein.

Borrower Representative further certifies that, as of the date hereof, no Event of Default or Default has occurred and is continuing.

[Signature Page Follows]

IN WITNESS WHEREOF, Borrower Representative has caused this Certificate to be executed and delivered by its officer thereunto duly authorized on the date first above written.

JUNIPER LANDSCAPING HOLDINGS LLC,
as Borrower Representative

By: Marcelo Goulart
Name: Marcelo Goulart
Title: CFO

Schedule to Compliance Certificate
Dated as of 3/31/2026¹

COVENANT 7.14.1

FIXED CHARGE COVERAGE RATIO

(A)	EBITDA for such period (per Annex A hereto)	<u>\$38,792,793.20</u>
(B)	sum, without duplication, of:	
	(i) all income taxes paid or payable in cash and, without duplication, tax distributions described in Section 7.4 of the Credit Agreement paid or payable in cash by Holdings, the Borrowers and their Subsidiaries	\$ _____
	(ii) all Unfinanced Capital Expenditures of Holdings, the Borrowers and their Subsidiaries	<u>\$2,346,795.52</u>
	(iii) management fees paid in cash to Sponsor and its Investment Affiliates	<u>\$969,819.83</u>
	Sum	<u>\$3,316,615.35</u>
(C)	the sum, without duplication, of:	
	(i) Interest Expense accrued for such Computation Period and paid or payable in cash at any time by Holdings, the Borrowers and their Subsidiaries (excluding in all instances any interest paid in kind)	<u>\$20,503,555.87</u>
	(ii) required, regularly scheduled payments of principal of Debt (including the Term Loans, Delayed Draw Term Loans, Permitted Earn-Outs and Permitted Seller Debt, but excluding the Revolving Loans and, for the avoidance of doubt, any voluntary prepayments and any mandatory prepayments)	<u>\$3,662,875.00</u>
	(iii) other cash payments by Holdings, the Borrowers and their Subsidiaries in respect of Permitted Earn-Outs and Permitted Seller Debt	<u>\$3,584,126.10</u>
	Sum	<u>\$27,750,556.97</u>

¹ The descriptions of the calculations set forth in this Certificate are sometimes abbreviated for simplicity, but are qualified in their entirety by reference to the full text of the calculations provided in the Credit Agreement. In the event any conflict between the terms of this Certificate and the Credit Agreement, the Credit Agreement shall control, and any executed Certificate shall be revised as necessary to conform in all respects to the requirements of the Credit Agreement in effect as of the delivery of such executed Certificate.

Fixed Charge Coverage Ratio² ((item (A) minus item (B)) divided by item (C))³

1.28

² (x) In the case of any Permitted Acquisition, the deductions from EBITDA described in clause (B) above and the items described in clause (C) above shall, in each case, be excluded from this calculation to the extent they pertain to the Target of such Permitted Acquisition prior to the date such Permitted Acquisition was consummated and (y) any payments of Permitted Earn-Outs or Permitted Seller Debt funded with the proceeds of (1) the sale or issuance of the capital stock of, or capital contribution (other than with respect to Equity Cure Securities and Disqualified Stock but including cash and Cash Equivalent Investments) to, Holdings that are contributed to a Borrower (or an equity commitment for the foregoing from the Sponsor and approved by Agent) or (2) a Delayed Draw Term Loan, such payments shall be excluded from clauses (C)(ii) and (C)(iii) above.

³ For purposes of calculating the Fixed Charge Coverage Ratio as of any Computation Period ending on or prior to September 30, 2022:

(a) income taxes paid or payable in cash and tax distributions described in Section 7.4 paid or payable in cash by Holdings, the Borrowers and their Subsidiaries (“Cash Taxes”) (i) for the Computation Period ending on March 31, 2022 shall equal Cash Taxes during the period from January 1, 2022 through March 31, 2022 multiplied by 4, (ii) for the Computation Period ending on June 30, 2022 shall equal Cash Taxes during the period from January 1, 2022 through June 30, 2022 multiplied by 2, and (iii) for the Computation Period ending on September 30, 2022 shall equal Cash Taxes during the period from January 1, 2022 through September 30, 2022 multiplied by 4/3;

(b) for each of the fiscal months set forth below, Unfinanced Capital Expenditures of Holdings, the Borrowers and their Subsidiaries shall be deemed to be the amount set forth below opposite such fiscal month:

<u>Fiscal Month Ending</u>	<u>Unfinanced Capital Expenditures</u>
April 30, 2021	\$32,837
May 31, 2021	\$443,725
June 30, 2021	\$65,869
July 31, 2021	\$167,917
August 31, 2021	\$60,552
September 30, 2021	\$740,778
October 31, 2021	\$344,625
November 30, 2021	\$582,464
December 31, 2021	\$515,552
January 31, 2022	\$630,885
February 28, 2022	\$264,966
March 31, 2022	\$224,493

; provided that, solely for the Computation Period ending June 30, 2022 (the “Designated Period”), any Unfinanced Capital Expenditures initially made during the Designated Period, and subsequently financed after the end of the Designated Period and before the date on which a Compliance Certificate has been or was required to be delivered pursuant to and in accordance with Section 6.1.3, shall be deemed to reduce the amount of Unfinanced Capital Expenditures of Holdings, the Borrowers and their Subsidiaries for the Designated Period;

(c) management fees paid in cash to Sponsor and its Investment Affiliates shall be deemed to be an amount equal to 2.5% of EBITDA for such Computation Period during such Computation Period;

(d) Interest Expense accrued for such Computation Period and paid or payable in cash at any time by Holdings, the Borrowers and their Subsidiaries (excluding in all instances any interest paid in kind) (i) for the Computation Period ending on March 31, 2022 shall equal such Interest Expense during the period from January 1, 2022 through March 31, 2022 multiplied by 4, (ii) for the Computation Period ending on June 30, 2022 shall equal such Interest Expense during the period from January 1, 2022 through June 30, 2022 multiplied by 2, and (iii) for the Computation Period ending on September 30, 2022 shall equal such Interest Expense during the period from January 1, 2022 through September 30, 2022 multiplied by 4/3;

(e) required payments of principal of the Term Loan shall be deemed to equal \$957,000;

(f) required payments of principal of all other Debt (including Delayed Draw Term Loans, Permitted Earn-Outs and Permitted Seller Debt, but excluding the Revolving Loans and, for the avoidance of doubt, any

Required Fixed Charge Coverage Ratio

1.10

In Compliance

[Yes/No]

voluntary prepayments and any mandatory prepayments) shall be calculated using the actual amounts in respect thereof during such Computation Period; and

(g) other cash payments by Holdings, Borrower and the Subsidiaries in respect of Permitted Earn-Outs and Permitted Seller Debt shall be calculated using the actual amounts in respect thereof during such Computation Period.

COVENANT 7.14.2

TOTAL DEBT TO EBITDA RATIO

(A)	All Debt (other than Debt described in clauses (f) (other than in respect of any letter of credit that has been drawn), (g), (h), (i) and (j) (except to the extent such Debt would otherwise constitute Total Debt) of the definition thereof unless such Debt is reflected on the balance sheet of Holdings as a liability in accordance with GAAP and, in the case of a Permitted Earn-Out, only if such Permitted Earn-Out is due and payable and unpaid within five (5) Business Days after such obligation shall have become due and payable) of Holdings and its Subsidiaries, determined on a consolidated basis	<u>\$198,787,541.44</u>
(B)	Netted Cash	<u>\$5,168,633.88</u>
(C)	Adjusted EBITDA (per <u>Annex A</u> hereto)	<u>\$39,349,426.76</u>
Total Debt to EBITDA Ratio ((item (A) minus item (B)) divided by item (C))		<u>4.92</u>
Maximum Total Debt to EBITDA Ratio for such period		<u>6.25</u>
In Compliance		[Yes/No]

ANNEX A

CALCULATION OF EBITDA AND ADJUSTED EBITDA

EBITDA

(A)	Consolidated Net Income	\$(<u>44,914,007.95</u>)
(B)	sum of the following items, in each instance, to the extent deducted in determining such Consolidated Net Income for such period but without duplication: ⁴	
(i)	Interest Expense (including losses on Hedging Obligations)	<u>\$21,281,622.74</u>
(ii)	net income and franchise taxes or other taxes on income, profits or capital (or foreign equivalents thereof), including, without limitation, federal, state, foreign, local, franchise and similar taxes and foreign withholding taxes paid or accrued during such period and any tax distributions actually made during such period in accordance with <u>Section 7.4.1(b)</u> of the Credit Agreement in respect of such period	<u>\$(274,760.43)</u>
(iii)	depreciation and amortization	<u>\$42,691,505.32</u>
(iv)	management, advisory, transaction and other fees and expense reimbursement and indemnification payments paid to Sponsor or its Investment Affiliates to the extent permitted under <u>Section 7.4.1</u> of the Credit Agreement	<u>\$452,544.83</u>

⁴ For the period commencing on November 1, 2021 and ending on the Closing Date, EBITDA shall be EBITDA for Holdings and its Subsidiaries for such period, as estimated in good faith by the Borrower Representative and adjusted in a manner consistent with the adjustments to EBITDA reflected in EBITDA for the fiscal months ended November 30, 2020 through October 31, 2021 set forth below, and (ii) for each of the fiscal months set forth below, EBITDA shall be deemed to be the amount set forth below opposite such fiscal month:

<u>Fiscal Month Ending</u>	<u>EBITDA</u>
November 30, 2020	\$2,056,000
December 31, 2020	\$1,725,000
January 31, 2021	\$2,004,000
February 28, 2021	\$1,209,000
March 31, 2021	\$1,838,000
April 30, 2021	\$1,365,000
May 31, 2021	\$1,803,000
June 30, 2021	\$1,700,000
July 31, 2021	\$1,006,000
August 31, 2021	\$1,292,000
September 30, 2021	\$1,002,000

(v) transaction fees, costs and expenses incurred in connection with (A) the Related Transactions (including, without limitation, transaction and/or retention bonuses), the Credit Agreement or any other Loan Document entered in connection with the Credit Agreement and the transactions contemplated thereby, in each case consummated on, prior to or within ninety (90) days of the Closing Date, (B) any amendment, modification or waiver in respect of the Credit Agreement, any other Loan Document or in connection with any Incremental Loan made under the Credit Agreement, and (C) fees paid pursuant to Section 2.8.3 of the Credit Agreement (including, in each case, non-cash deductions to Consolidated Net Income resulting from the amortization or write-off of any of the foregoing or of debt issuance or deferred financing costs, premiums and prepayment penalties) \$ _____

(vi) all costs, fees, expenses, charges and any one-time payments paid in cash and made related to Permitted Acquisitions, Investments permitted under Sections 7.11(m), (n), (o), (p) or (q) of the Credit Agreement, permitted issuance of equity, non-ordinary course asset dispositions permitted under Section 7.5 of the Credit Agreement, Permitted Earn-Outs paid or accrued, or permitted issuances of Debt, in each case, whether or not such transaction is consummated (including, in each case, non-cash deductions to Consolidated Net Income resulting from the amortization or write-off of any of the foregoing or of debt issuance or deferred financing costs, premiums and prepayment penalties); provided, that the aggregate amount of add-backs for unconsummated transactions referred to in this clause (vi) shall not exceed \$1,000,000 during any Computation Period \$3,446,208.16

(vii) all fees, costs, expenses and other charges attributable to, and payments of, litigation, legal settlements, fines, judgments or orders; provided, that the aggregate amount of all such add-backs to Consolidated Net Income under this clause (vii) shall not exceed \$1,500,000 during the term of this Agreement \$6,250.00

(viii) directors' fees, indemnifications and expenses paid to directors to the extent permitted under Section 7.8(v) of the Credit Agreement \$162,716.41

(ix) to the extent covered by insurance under which the insurer has been properly notified (and has not in writing rejected or denied insurance coverage), expenses with respect to the events or liabilities covered by such insurance; provided, that, if such expenses are not actually reimbursed by the insurer within one year (1) year after its receipt of the Loan Party's or the Subsidiary's written claim, the amount of such add back shall be deducted from Consolidated Net Income for the then applicable Computation Period after the expiration of such one (1) year period, unless and until all or a portion of such claim is paid \$ _____

(x) any (A) (1) transition, restructuring and business optimization fees, charges, reserves and expenses (including (i) expenses or set-up costs incurred in connection with the shutdown, relocation, consolidation or integration of Holdings', the Borrowers' or any of their Subsidiaries' _____

facilities, systems, operations or businesses, and retention, severance and systems establishment costs and (ii) to the extent non-recurring, lease payments, utility payments, property taxes or other costs incurred in connection with vacant facilities until disposal of such facilities) or (2) third party consulting or advisory fees incurred during such period of measurement in connection with strategic or operational planning and review, (B) project startup charges or losses, any charges or losses in connection with new operations, any consulting charges, corporate development charges, contract termination costs (including future lease commitments) and/or any charges in connection with the operations in new locations (including start-up costs, new facility openings, feasibility studies, travel, advertising and marketing in connection therewith), costs and expenses regarding information technology, financial systems and controls (including financial systems updates), permitting and compliance and replacement of transition services in respect of any Permitted Acquisition, product portfolio rationalizations, headcount reductions and business process optimizations, and (C) costs incurred to achieve savings added back to EBITDA under clause (xiii) below; provided, that the aggregate amount of all such add-backs to Consolidated Net Income under this clause (x) shall not exceed, together with the aggregate amount of add-backs to Consolidated Net Income pursuant to clause (xiii) below, twenty-five percent (25%) of Adjusted EBITDA before giving effect to such add-backs (or such greater amount as agreed to by Agent in its reasonable discretion) during any Computation Period

\$3,008,432.52

(xi) non-cash adjustments resulting from the application of purchase accounting or similar acquisition accounting under, or other changes in the application of GAAP

\$ _____

(xii) all non-cash charges, losses or expenses (or minus non-cash income or gain) included or deducted in calculating net income (or loss) for such period including, without limitation, any non-cash loss or expense (or income or gain) due to the application of FASB ASC 815-10 regarding hedging activity, FASB ASC 350 regarding impairment of goodwill and intangibles, FASB ASC 480-10 regarding accounting for financial instruments with debt and equity characteristics, FASB ASC No. 715 regarding post-retirement benefits, FASB ASC No. 805 regarding the accrual of earn-outs, non-cash foreign currency exchange losses (or minus gains) and non-cash expenses deducted as a result of any grant of capital stock, partnership interests, membership interests or other equity interests (including options, warrants and the like) to employees, officers or directors, but excluding any non-cash loss or expense (A) that is an accrual of a reserve for a cash expenditure or payment to be made, or anticipated to be made, in a future period or (B) relating to a write-down, write off or reserve with respect to Accounts and Inventory

\$(1,679,155.75)

(xiii) the amount of “run-rate” cost savings, operating expense reductions and synergies (the “Cost Savings”) projected by the Borrowers in good faith and certified by an officer of the Borrower

Representative in writing to result from actions (including actions in connection with Permitted Acquisitions) either taken or initiated prior to the date the financial statements in respect of the applicable period are due under Section 6.1.2(a) of the Credit Agreement (including prior to the Closing Date) or expected to be taken within nine (9) months, in each case, with respect to integrating, consolidating or discontinuing operations, headcount reductions, or closure of facilities, which cost savings shall be calculated on a pro forma basis as though such cost savings had been realized on the first day of such period, net of the amount of actual benefits realized from such actions; provided that (i) an officer of the Borrower Representative shall have provided a reasonably detailed statement or schedule of such Cost Savings and shall have certified to Agent that (x) such cost savings are reasonably identifiable, reasonably attributable to the actions specified and reasonably anticipated to result from such actions and (y) such actions have been taken or initiated and are ongoing (or completed), and benefits resulting therefrom are anticipated by the Borrowers to be realized within twelve (12) months of the end of the applicable period; provided, that the aggregate amount of all such add-backs to Consolidated Net Income under this clause (xiii) shall not exceed, together with the aggregate amount of add-backs to Consolidated Net Income pursuant to clause (x) above, twenty-five percent (25%) of Adjusted EBITDA before giving effect to such add-backs (or such greater amount as agreed to by Agent in its reasonable discretion) during any Computation Period

\$5,775,882.09

(xiv) expenses incurred to replace or repair tangible assets of the Loan Parties and their Subsidiaries to the extent actually reimbursed in cash by third party insurance

\$ _____

(xv) expenses or other charges that are covered by indemnification or other reimbursement provisions in connection with Investments or Dispositions permitted under the Credit Agreement, in each case, to the extent actually paid in cash (or reasonably expected to be so paid or reimbursed within one year after the end of such Computation Period to the extent not accrued); provided, that (x) if such amount is not received within such one year period, such expenses or charges shall be subtracted in the subsequent Computation Period and (y) if reimbursed or received in a subsequent Computation Period, such amount shall not be added back in calculating EBITDA in such subsequent Computation Period

\$ _____

(xvi) (A) any charge, loss or expense (including, for the avoidance of doubt, any associated payroll taxes) incurred as a result of, in connection with or pursuant to any management equity plan, profits interest or stock option plan, deferred compensation plan, or other management or employee benefit plan or agreement, pension plan, any stock subscription or shareholder agreement or any distributor equity plan or agreement and (B) any charge, loss or expense (including, for the avoidance of doubt, any associated payroll taxes) for such period relating to payments made to option holders of any direct or indirect parent entity in connection with, or as a result of, any distributions being made to its equityholders or its direct or indirect parent entities, which payments are being made

to compensate such option holders as though they were equityholders as of the date of, and entitled to share in, such distribution and (z) any charge, loss or expense in connection with the rollover, acceleration or payout of Stock held by management, in each case under these clauses (A) or (B), to the extent any such cash charge, loss or expense is funded with net cash proceeds contributed as a capital contribution or as a result of the sale or issuance of equity (other than Disqualified Stock)	<u>\$5,535,927.00</u>
(xvii) retention, recruiting, relocation and signing bonuses and expenses, stock option and other equity-based compensation expenses, severance costs, stay bonuses, and related fees and expenses, in each case, with respect to management team members, not to exceed \$500,000 during any Computation Period	<u>\$104,915.25</u>
(xviii) to the extent not already included in Consolidated Net Income, proceeds of business interruption or life insurance (to the extent actually received in cash)	\$ _____
(xix) non-cash expenses (less any non-cash income or gain) resulting from increases or decreases in expected future payments of Permitted Earn-Outs and Permitted Seller Debt	\$ _____
(xx) expenses incurred to address environmental matters identified by ERM in the December 22, 2021 Due Diligence Summary Report delivered to Agent prior to the Closing Date, or subsequently in ERM's final Phase I Reports, in an amount not to exceed \$750,000 during the term of the Agreement	\$ _____
(xxi) other non-cash charges, expenses and losses approved by Agent	<u>\$3,194,713.01</u>
Sum	<u>\$83,706,801.15</u>
EBITDA (item (A) plus item (B)) ⁵	<u>\$38,792,793.20</u>

⁵ To the extent EBITDA attributable to Foreign Subsidiaries exceeds forty twenty-five (25%) of total EBITDA for such period, then the amount in excess of twenty-five percent (25%) shall be deducted from EBITDA for such period unless the income included in such excess EBITDA has been repatriated to the United States, in which case such EBITDA may, to the extent not otherwise included for such or any prior periods be included as EBITDA of a Borrower or one of its Domestic Subsidiaries, but only after subtracting therefrom Repatriation Expenses related to EBITDA attributable to Foreign Subsidiaries in excess of twenty-five percent (25%) of total EBITDA for such period (if any).

ADJUSTED EBITDA

A.	EBITDA for such period (as calculated above)	<u>\$38,792,793.20</u>
B.	[complete for each Permitted Acquisition consummated during the applicable measurement period: Pro Forma EBITDA attributable to such Permitted Acquisition (but only that portion of Pro Forma EBITDA attributable to the portion of such period that occurred prior to the date of consummation of such Permitted Acquisition)]	<u>\$556,633.56</u>
	Adjusted EBITDA (item A plus item B)	<u>\$39,349,426.76</u>

BEST PRACTICES

Turf Management

- Mow at the correct height for the turf variety.
- Follow the "1/3 rule" — never remove more than one-third of the grass blade at a time.
- Keep mower blades sharp to reduce turf stress and disease.
- Alternate mowing patterns to prevent rutting and compaction.
- Inspect turf weekly for:
 - Disease
 - Insect activity
 - Nutrient deficiencies
 - Irrigation issues
 - Weed pressure

Irrigation Management

- Water deeply and infrequently to encourage deep root growth.
- Irrigate during early morning hours to reduce evaporation and disease risk.
- Perform regular irrigation audits:
 - Broken heads
 - Misaligned spray patterns
 - Leaks
 - Overspray onto pavement
- Adjust irrigation seasonally based on rainfall and temperatures.
- Use smart controllers or rain sensors when possible.
- Avoid overwatering, especially in shaded or poorly drained areas.

Fertilization Practices

- Use soil testing before major fertilizer applications.
- Apply nutrients according to turf and ornamental needs.
- Follow local fertilizer ordinances and blackout periods.
- Use slow-release fertilizers when appropriate.
- Calibrate spreaders regularly to prevent overapplication.
- Sweep fertilizer off sidewalks and roadways to prevent runoff into storm drains.

Integrated Pest Management (IPM)

- Identify pests correctly before treatment.
- Use cultural practices first:
 - Proper mowing
 - Proper irrigation
 - Healthy soil management
- Spot-treat weeds instead of blanket spraying when practical.
- Monitor thresholds before applying pesticides.
- Rotate products to reduce resistance buildup.
- Maintain accurate application records.

Francisco Magana

8565 99th Ave
Vero Beach, FL 32967

Cell phone: (772) 588-2284 laborforceusa@gmail.com

Objective: Seeking for an account manager position that allows me to develop strong positive relationships with customers and manage properties.

Education

Indian River State College 2013-2014

- ◆ Turf grass Management Course
- ◆ Soils Fertilization

Department of Education 1990

- ◆ GED

Work Experience

Juniper landscaping, Account Manager
Port St Lucie August 20,2020 to present

- ◆ Manage and oversee 27 employees.
- ◆ In charge of scheduling work/routes on a weekly basis
- ◆ Safety coordinator training
- ◆ MOT (Maintenace of Traffic) Certified
- ◆ Meet with homeowners at their homes with accidents or problems with employees.
- ◆ Oversee the City of PSL Roadway contract.

Yellowstone Landscape, Account Manager
Port St. Lucie, FL August 2016-July 2020

- ◆ Manage and oversee 15 employees
- ◆ In charge of scheduling work/routes on a weekly basis
- ◆ Safety coordinator training
- ◆ Install and adjust home irrigation systems
- ◆ Meet with homeowners at their homes with there was accidents or problems with employees

Assistant Mechanic, Redstick Golf Club
Vero Beach, FL February 2013-present

- ◆ Maintain and repair landscaping equipment
- ◆ Oversee the daily operations of equipment used
- ◆ Maintain and adjust HOC (height of cut) for all reel mowers
- ◆ Do necessary adjustments to the contact of all reel mowers

Club House Groundsman Manager, Redstick Golf Club
Vero Beach, FL July 2009 – February 2013

- ◆ Maintain turf and landscaping
- ◆ Handle all pesticide applications
- ◆ Inspect all grounds for diseases and pests
- ◆ Prevent early detection of any major damage to plants and turf
- ◆ Maintain and repair irrigation
- ◆ Assist with the daily operations of the golf course such as mowing, fertilization, herbicide application

Owner, MC's Lawn Care
Vero Beach, FL October 2005-July 2009

- ◆ Oversee 300 customer accounts
- ◆ Maintain customer's landscaping property
- ◆ Tree trimming, stump removal
- ◆ Pressure washing homes and maintaining swimming pools
- ◆ Directed a crew of 6 employees

Heavy Equipment Operator, Barco-Duval
Jacksonville, FL March 2001 –October 2005

- ◆ Operated dozer, backhoe, traco, and off-road dump truck equipment
- ◆ Assist in the building of grading of dykes
- ◆ Handle the day to day operations of a 7 man crew

Heavy Equipment Operator/Foreman, Barco-Duval
Jacksonville, FL November 1995- March 2001

- ◆ Oversee crew of 7 individuals
- ◆ Manage the daily operations of equipment and construction

Supervisor, Schirard Citrus
Fort Pierce, FL March 1985-November 1995

- ◆ Oversee the daily operations of the 4000 Citrus Grove acres
- ◆ Manage a crew of 15 individuals
- ◆ Supervised the machinery and equipment
- ◆ Inspected the groves for any citrus disease or rust mite damage
- ◆ Supervised the pruning of citrus

Skills

- ◆ Bilingual-Spanish & English Fluent
- ◆ Office/Administrative skills
- ◆ Mechanically inclined
- ◆ Welder Fabricator
- ◆ Manage work crew
- ◆ Knowledgeable in many aspects of the landscaping field
- ◆ Excellent communication skills
- ◆ Multitasker
- ◆ Able to maintain favorable customer relationships
- ◆ Able to work under pressure
- ◆ Team player
- ◆ Open-minded to any suggestions and always willing to learn new things.
- ◆ Irrigation experience.



University of Florida Institute of Food and Agricultural Sciences
Entomology and Nematology Department

Certificate of Completion

Frank Magana

Successfully Completed Professional Development Training in
“Masters of Lawn & Ornamental Pest Management”

DR. CHRISTOPHER MARBLE
ASSISTANT PROFESSOR, UF/IFAS

February 21, 2025

DATE





University of Florida Institute of Food and Agricultural Sciences
Entomology and Nematology Department



Certificate of Completion

Frank Magana

Successfully Completed Professional Development Training in
“Foundations of Lawn & Ornamental Pest Management”

DR. CHRIS MARBLE
Associate Professor, UF/IFAS

September 20, 2024

DATE

**Uniting Partners Through
Exceptional Landscape Services**



UNITED

Land Services

Southern Grove CDD

Southern Grove CDD



Proposal For Landscape & Irrigation Maintenance

5.22.26

Pricing Valid for 90 Days Upon Receipt

5.22.26

Southern Grove Community Development District

c/o Special District Services, Inc.

RE: Landscape Maintenance & Irrigation Proposal

Dear Southern Grove Community Development District and Special District Services, Inc.,

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. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*™ because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- **Company History:** Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- **Agreement & Investment:** Our service agreement and pricing for the services we'll provide to your property.

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.

Sincerely,

Damien Boutiette

Business Development Manager, FL.

dboutiette@unitedlandservices.com

561-701-0686

Requested: Narrative of Scope of Services at Southern Grove CDD

General Requirements

- ULS is prepared to acquire any and all necessary equipment if not already owned to fulfill the contract requirements.
- An Account Manager, will be assigned to the account who will serve as the main point of contact for the District / Owner.
- Field employees will be dressed in ULS branded uniforms at all times. Field crew members are required to wear dark green uniform shirts and ULS branded hi-viz yellow safety vests along with work style boots.
- All ULS vehicles will be clearly marked with our logo.
- A code of conduct and employee handbook outlining policies is provided to employees at the time of hire. Employees are required to review the handbook and sign an acknowledgment form stating they agree to it's content.
- PPE is provided to employees, and required for use at all times. Safety protocols are at the direction of our Fleet & Safety Manager and implemented by our Branch, Account and Production Managers.

Reporting

- ULS agrees and is open to regular meetings onsite to review necessary items.
- Your Account Manager will attend all Board meetings requested.
- Best efforts will be made to return calls and emails within same day.
- All reports provided in RFP will be used along side ULS reporting referenced in proposal.

Operations & Maintenance

Schedule Of Services

- Staffing will be eight (8) crew members in the growing season, Four (4) days each week. In the winter months we will have (6) crew members on property for Four (4) days.
- Each day the crews are on property there will be a Production Manager on property overseeing the crews.
- Pricing includes a Irrigation Technician on property monthly.
- The property will be broken into sections
 - Mowing is to be completed each week.
 - Detail- the community will be broken into 4 equal sections to complete the detail on a monthly basis.
 - Maps outlining these areas will be provided to the crew and property management.

Turf Services

Mowing

- Mowing frequencies will be completed per the Scope of Services.
- Production maps will be provided to the crew outlining the areas to be mowed per the contract documents. The entire community will be completed within two days.

- The crew will be instructed on what size and type of mower to use based on site conditions and turf type.
- The proper sequence of mowing operations will be outlined prior to job start.
- Patterns will be changed to avoid ruts building in turf.
- Care will be taken when mowing on right of ways and roadways to insure safety to crew members and the general public.

Edging & Trimming

- ULS will edge all hard areas weekly and soft beds on an every other cut sequence.
- MOT precautions will be taken when required.
- Trimming / weedeating will be performed per specifications.

Weed & Disease Control

- ULS will make applications based on site conditions and Best Management Practices.

Fertilization

- Fertilization blends shall be determined based on-site conditions and turf needs
- Soil samples will be taken to ensure the proper fertilization formulas are used.
- ULS will make application decisions based on Best Management Practices.
- Fertilization as directed by Scope of Services on St. Aug turf and irrigated Bahia.
- Fertilization application will follow all state and city guidelines including black out periods.

Pest Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of turf is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Shrub and Groundcover Services

Pruning

- Crews will be provided a sectional detail map outlining the property boundaries. This map will evenly divide the property into four sections, each to be completed on a weekly basis.
- Crews will be directed to prune plants using Best Practices, specific to each plant type.
- Care will be taken not to remove buds or blooms on plants while flowering.
- All clippings will be removed after service.

Fertilization

- Fertilization blends shall be determined based on-site conditions and shrub needs.
- Blends will contain a complete blend of nutrients designed for ornamental shrubs.
- ULS will make application decisions based on Best Management Practices.
- Fertilization will follow scope of services for shrubs

Pest & Disease Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of shrubs and ornamentals is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Tree & Palm Trimming

- Trees will be maintained to a height of 8' over pedestrian walkways and 15' over roadways.
- Palm pruning to be completed per scope of services.
- Fertilization will be done in conjunction with the ornamental shrub application.

Litter and Debris Removal

- Litter and Debris to be removed prior to mowing.
- All debris generated by maintenance services to be removed by ULS same day.

Weeding

- ULS will utilize chemical applications to maintain clean, and relatively weed free beds and mulched areas.
- ULS will follow all State & Federal requirements to make such applications. MSDS sheets will be made available.
- Best efforts will be made to keep areas with no mulch or groundcover present free from weeds, but no such guarantee can be made. Mulch and or dense groundcover is vital to weed free planting areas.

Irrigation Services

- Inspections will be completed on a monthly basis and an inspection sheet provided to the client thereafter.
- An initial audit report will be completed within the first 30 days to assess damages and deficiencies and reports will be presented to the Board of Supervisors/ District Manager
- ULS understands that all unreported maintenance deficiencies, parts and labor after the 30 day period will be assumed by the contractor.

Palm Fertilization

- Palms to be fertilized per scope.
- Fertilization will follow all state and city guidelines abiding by all blackout guidelines
- OTC injections will be completed per scope for all specialty palms

Response Time

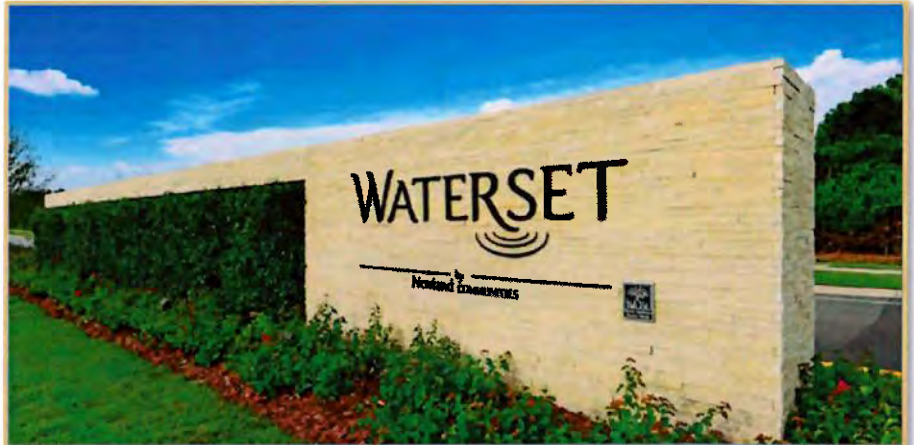
- ULS will provide a dedicated Account Manager that will serve as the SINGLE point of contact for the District for any service issues or communication.
- ULS operations team will conduct all audits of the community with reports, pictures and detailed explanations in the first 30 days to the district manager and Board of Supervisors. This Site Audit will be done a monthly/quarterly rotation depending on the status of the current landscaping.

Providing exceptional landscape services to partners
across the state of Florida.



United We Grow!

Exclusive Partnership



Exclusive Partnership



United Land Services References

Property: Country Club at Champions Gate

Name: Stephanie Taylor
Email: Available upon Request
Address: 8977 Dove Valley Way Four Corners, FL 33896
Service: Maintenance free community consisting of 995 homes servicing the landscape maintenance, irrigation And Agronomics.



Property: Waterset South CDD

Name: John Toborg
Email: Available upon Request
Address: Spollo Beach, FL.
Service: Landscape maintenance, Including horticultural services, irrigation maintenance, palm tree pruning, mulch installation, annual rotations.



Property: Celebration CDD

Name: Angel Montagna
Email: Available Upon Request
Address: 313 Campus St. Celebration, FL. 34747
Service: Landscape maintenance, Including horticultural services, irrigation maintenance, palm tree pruning, mulch installation, annual rotations.



Property: **Swan and Dolphin Resort at Walt Disney**

Name: Eric Oprion—COO

Email: Available Upon Request

Service: Mowing, Irrigation Turf and Shrub Program.
Annuals, Mulch and Palms are additional
services provided upon approval.



Property: **Harbor Isles CDD**

Name: Angel Montagna- CAM

Email: Available Upon Request

Service: Mowing, Irrigation Turf and Shrub
Program. Annuals, Mulch and Palms are
additional services provided upon
approval.



Property: **Magnolia Park CDD**

Name: Kyle Darin- District Manager

Email: Available Upon Request

Services: Mowing, Irrigation Turf and Shrub
Program. Annuals, Mulch and Palms are
additional services provided upon
approval.





Closing the Communication Gap

Alignment, Execution & Building Partnerships

UNITED Land Services

Job Name: _____
 Job Number: _____
 Customer Name: _____
 Date: _____

Client Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____

Service Type: _____
 Frequency: _____
 Start Date: _____

Zone Information: _____
 Zone 1: _____
 Zone 2: _____
 Zone 3: _____
 Zone 4: _____
 Zone 5: _____
 Zone 6: _____
 Zone 7: _____
 Zone 8: _____
 Zone 9: _____
 Zone 10: _____
 Zone 11: _____
 Zone 12: _____
 Zone 13: _____
 Zone 14: _____
 Zone 15: _____
 Zone 16: _____
 Zone 17: _____
 Zone 18: _____
 Zone 19: _____
 Zone 20: _____
 Zone 21: _____
 Zone 22: _____
 Zone 23: _____
 Zone 24: _____
 Zone 25: _____
 Zone 26: _____
 Zone 27: _____
 Zone 28: _____
 Zone 29: _____
 Zone 30: _____
 Zone 31: _____
 Zone 32: _____
 Zone 33: _____
 Zone 34: _____
 Zone 35: _____
 Zone 36: _____
 Zone 37: _____
 Zone 38: _____
 Zone 39: _____
 Zone 40: _____
 Zone 41: _____
 Zone 42: _____
 Zone 43: _____
 Zone 44: _____
 Zone 45: _____
 Zone 46: _____
 Zone 47: _____
 Zone 48: _____
 Zone 49: _____
 Zone 50: _____
 Zone 51: _____
 Zone 52: _____

Agronomics and Irrigation Inspection Reports

UNITED Land Services

Job Name: _____
 Job #: _____
 Date: _____

Branch Location: _____
 Tech Name: _____
 ID Card: _____

Turf Application? ☐ Scheduled Application? ☐
 Ornamental Application? ☐ Service Call? ☐

PESTICIDE APPLICATION INFORMATION

Product	Application Rate (lb/1000)	Application Date	Target Plant
Product 1	1.0	1/1/2020	Target Plant 1
Product 2	2.0	2/1/2020	Target Plant 2
Product 3	3.0	3/1/2020	Target Plant 3
Product 4	4.0	4/1/2020	Target Plant 4
Product 5	5.0	5/1/2020	Target Plant 5
Product 6	6.0	6/1/2020	Target Plant 6
Product 7	7.0	7/1/2020	Target Plant 7
Product 8	8.0	8/1/2020	Target Plant 8
Product 9	9.0	9/1/2020	Target Plant 9
Product 10	10.0	10/1/2020	Target Plant 10

IRRIGATION & MAINTENANCE

Product	Application Rate (lb/1000)	Application Date	Target Plant
Product 1	1.0	1/1/2020	Target Plant 1
Product 2	2.0	2/1/2020	Target Plant 2
Product 3	3.0	3/1/2020	Target Plant 3
Product 4	4.0	4/1/2020	Target Plant 4
Product 5	5.0	5/1/2020	Target Plant 5
Product 6	6.0	6/1/2020	Target Plant 6
Product 7	7.0	7/1/2020	Target Plant 7
Product 8	8.0	8/1/2020	Target Plant 8
Product 9	9.0	9/1/2020	Target Plant 9
Product 10	10.0	10/1/2020	Target Plant 10

Yearly Service Calendar Guideline

UNITED Land Services

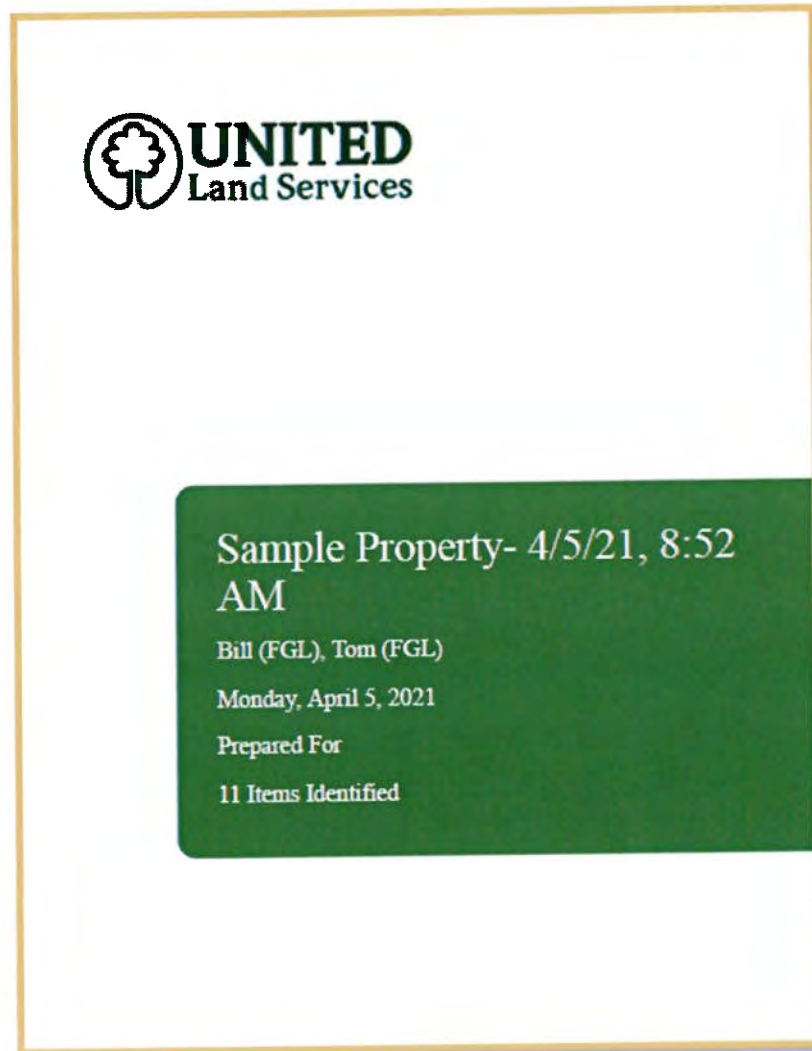
Sample Property

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
SCOPE OF WORK	1	2	3	4	5	6	7	8	9	10	11	12
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												
Integrated 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 through 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



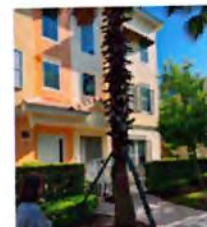
Issue 1
 Selectively remove tall stalks on White BOP in a sectional manor.
 Removals tagged with orange tape



Issue 2
 Remove Mags on Cody Chase



Issue 3
 Declining Washingtonian on Cody Chase

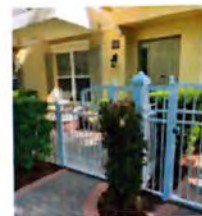


Issue 4
 Remove staking kit

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

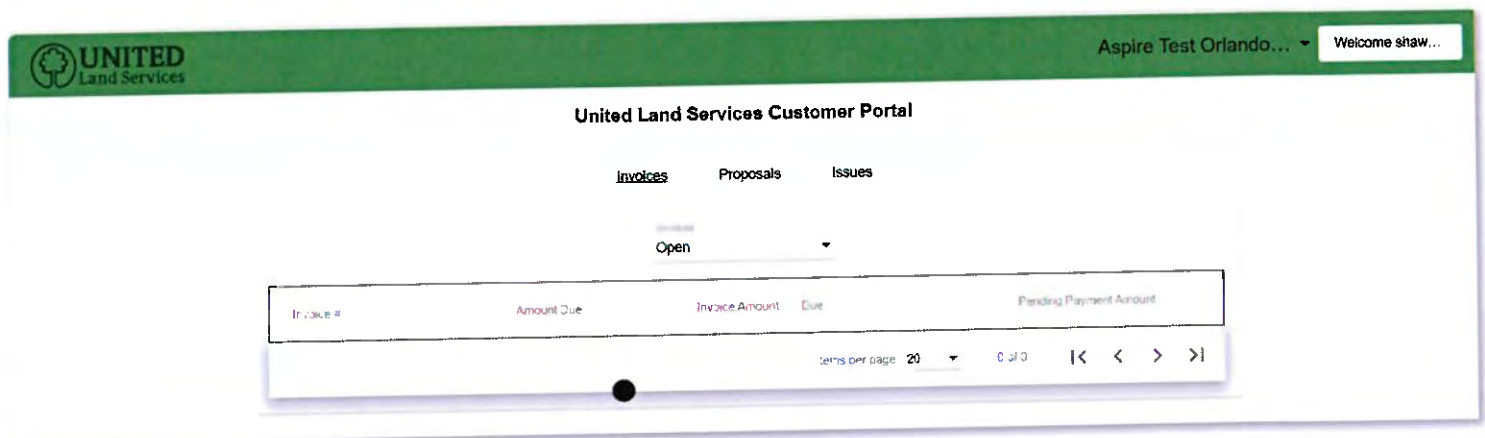
Work Order Software

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
- View Past Work Orders
- Sign Proposals
- Pay Invoices
- Review Updates on Work Orders
- Create Issues
- View Proposals
- View Landscape Experts Notes
- Submit Work Orders

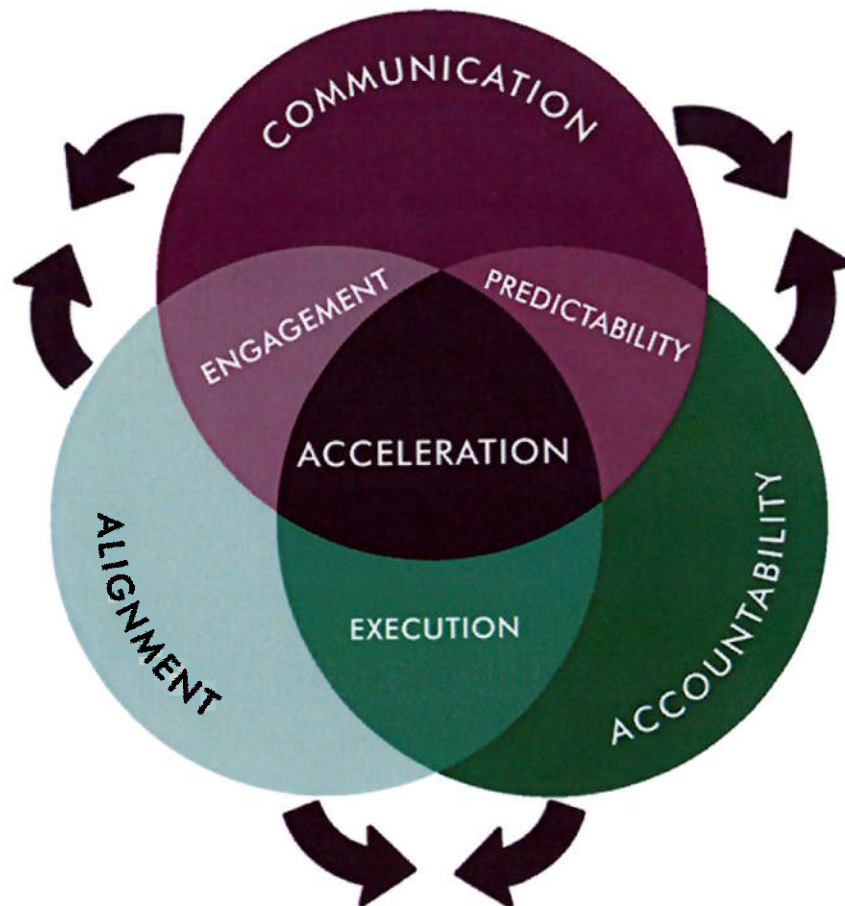
Closing the Communication Gap

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.



**Company Culture,
Experience & Services**

Company History

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1500+

Our History

How It All Started

The Company was founded by Bob Blandford 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 masterplan 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.

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



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

United Land Services is able and ready to handle any and all necessary storm cleanup related work. We address the cleanup & remediation process in a three phase approach to get customers back online quickly.



Phase 1

- 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.



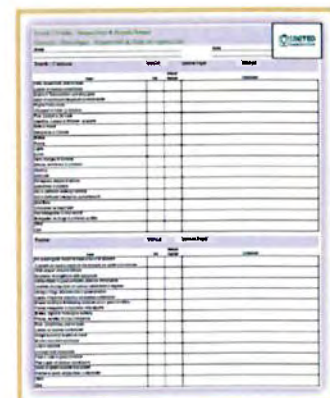
SOFTWARE MONITORING SYSTEMS:

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, idle time and location.

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.

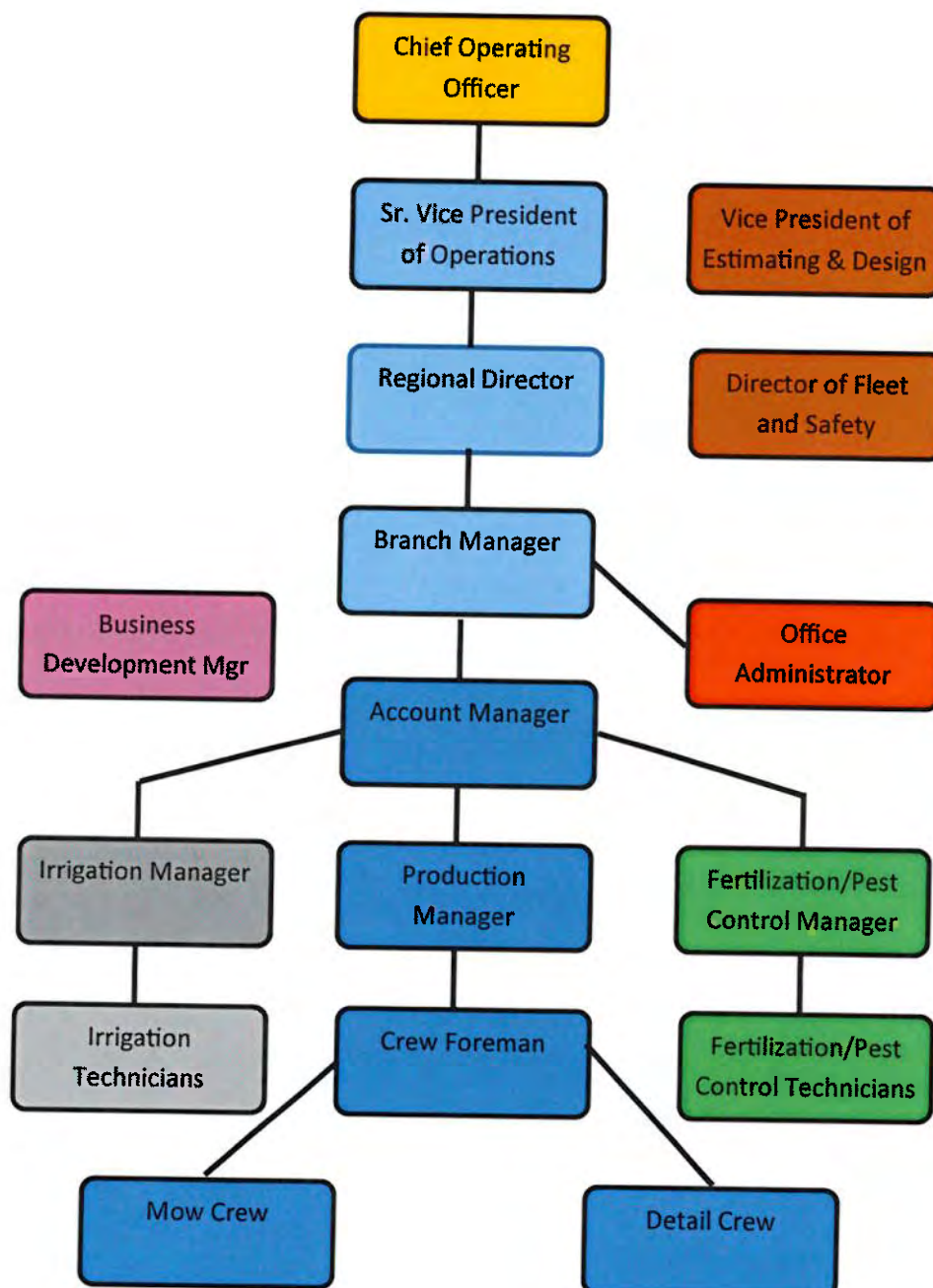


**Key Management
&
Personnel**

Personnel

Corporate Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crew members. This structure ensures robust support for our team and delivers top-notch service to our clients. By setting clear expectations, providing training, and fostering a culture of excellence, we empower each member to excel in their role, guaranteeing professionalism and quality in every interaction. Our commitment to accountability not only strengthens internal cohesion but also ensures that clients receive the utmost satisfaction in every project.



Personnel

Meet Your Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

Regional Vice President

-Jason Ackman

-Oversees all landscape maintenance and installation for the central Florida regions.

Regional Director

-Anthony Hudson

-Oversees all United Operations in the Region and Offers Assistance to Local Branches.

Branch Manager

-Karl Rybinski

-Leads all teams out of the Brandon Branch. Is responsible for operation at your community.

Account Manager

-Felix Martinez

-Onsite Management for all crews and primary point of contact for the community.

Business Development Manger

-Damien Boutiette

-Works with the district to ensure a smooth onboarding process and secured partnerships.

Director of Fleet and Safety

-Tom Enright

-Develops a comprehensive safety plan company wide. Provides capitol resources for all branches.

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

2021 - 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
- Oversee expenses and budgeting to help the organization optimize costs and benefits

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/](https://www.linkedin.com/in/ray-leach-8bb505174/)

Anthony Hudson

Regional Operations Manager



Anthony serves as our South Florida Regional Manager. He has extensive knowledge in the green industry. Anthony brings over 39 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Current

United Land Services – Regional Manager

- Sr. Executive with 39 years of experience in operations management.
- Leadership in Four Decades in operations management, business development, and financial oversight within the commercial landscape and facilities services industry.
- Proven track record of driving profitability, optimizing multi-branch operations, and leading high-performance teams across diverse geographic regions.
- Currently serving as Regional Manager for United Land Services, overseeing full operational and financial performance across South Florida, including maintenance, construction, arbor services, and support functions.
- Recognized for executive leadership roles including COO/President for private equity backed portfolio and President of the Greens division for large national property management company.
- Ability to lead large scale operations, integrate acquisitions, improve efficiencies, and enhance service delivery while maintaining strong financial discipline. Extensive background in managing regional and national teams, developing strategic plans and executing growth initiatives across highly competitive markets.
- A collaborative and results oriented leader known for building strong teams, driving accountability, and delivering consistent operational success.

Contact

(904)-489-5194

ahudson@unitedlandservices.com

Karl Rybinski

Branch Manager



Karl has been in the Green Industry for 28+ years. He has an extensive background and experience in landscape management. Karl 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

2024- Present

United Land Services – Branch Manager

- Ensure that the quality and efficiency of our landscape maintenance programs meets clients and company standards
- Manages the Ft. Pierce and Port St. Lucie County branches and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the Account Managers on a daily basis to ensure our properties are receives the attention needed and requested by clients

1998-2023

Industry Experience

- Experienced Landscape Branch Manager with over 30 years in the landscape industry serving South Florida region.
- Expertise includes overseeing day to day branch operations, managing budgets balancing financials, supervising teams, and maintaining high standards in landscape maintenance and design.
- Proven ability to manage large crews, coordinate schedules, oversee key accounts and ensure quality, efficiency, and safety across all operations. Strong background in client relations, operational growth, and delivering exceptional landscape services that meet both company and client expectations.
- Skilled in high-level maintenance programs, landscape enhancements, and developing efficient operational systems that improve performance.

Education

1996-1998

University of Florida

Licenses & Skills

- Irrigation Install and Maintain
- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

772-577-9638

krybinski@unitedlandservices.com

Felix Martinez

Account Manager



Felix has been in the Green Industry for 25+ years. He has an extensive background and experience in landscape account management. Felix is experienced in design, enhancement and crew efficiency along with customer service. Always looking to make his property look great and healthy.

Experience

2025- Present

United Land Services – Account Manager

- Ensure that the quality and efficiency of our landscape maintenance programs meets clients and company standards
- Manages the Ft. Pierce and Port St. Lucie branches and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the Account Managers on a daily basis to ensure our properties are receives the attention needed and requested by clients

2000-present

Industry Experience

- Dedicated landscape professional with over 25 years of experience in the landscape industry. Started from the ground up and worked his way up to manager.
- Over 12 years of experience as an Account Manager overseeing maintenance operations, client relations, crews and property quality standards.
- Responsible for setting objectives, managing policies and revenue growth
- 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
- Manage all personnel needs, and HR related matters*
- Scheduling equipment maintenance, truck processes to maximize daily efficiencies, safety training, and company morale
- Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Created schedules for personnel, including PTO related matters*

Licenses & Skills

- Irrigation Install and Maintain
- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

561-595-6526

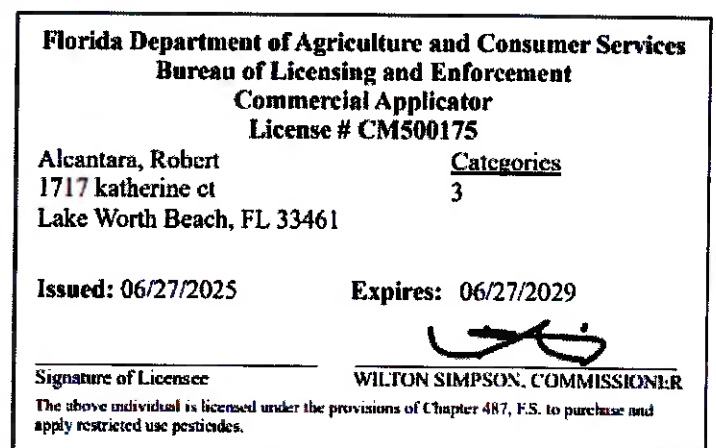
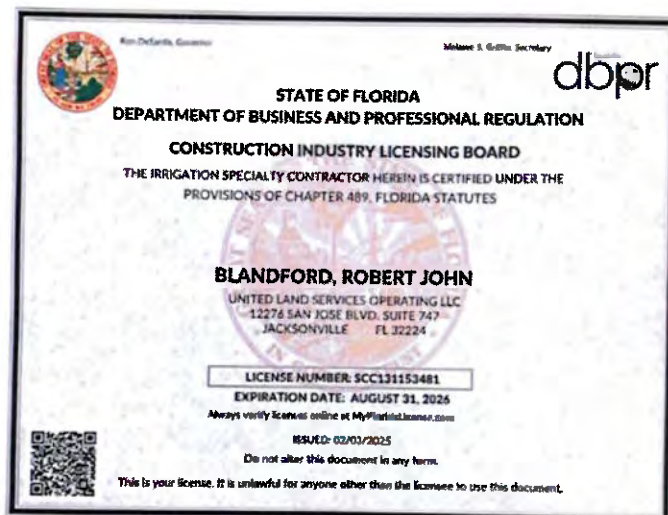
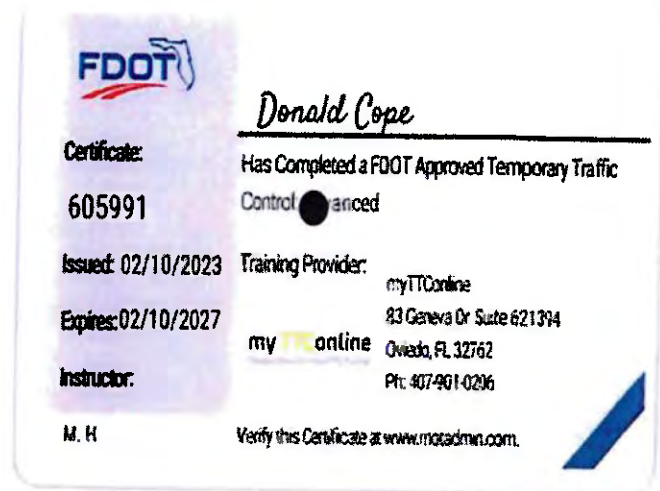
flucasmartinez@unitedlandservices.com



Certifications

Certification

Your Agronomics and Irrigation Specialists



Certification

Your Agronomics and Irrigation Specialists



**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.) Florida ULS Operating LLC		
	2 Business name/disregarded entity name, if different from above. United Land Services		
	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) S 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.)		
	5b 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. 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)			

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.

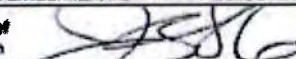
Social security number									
				-					
OR									
Employer identification number									
8	5	-	2	4	9	7	9	2	5

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person 	Date 1/1/2026
-----------	---	-------------------------

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 5b 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 (Form 1065). 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



UNITLAN-02

SANTHOSHCH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/25/2025

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 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 #

INSURER A: Federated Mutual Insurance Company

13935

INSURED

Florida ULS Operating LLC
12276 San Jose Blvd
Suite 747
Jacksonville, FL 32223

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	☒ COMMERCIAL GENERAL LIABILITY						
	☐ CLAIMS-MADE ☒ OCCUR	X		1855494	3/31/2025	3/31/2026	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ Excluded
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	☒ POLICY ☐ PRO-JECT ☐ LOC						
	OTHER:						
A	☒ AUTOMOBILE LIABILITY						
	☒ ANY AUTO			1855494	3/31/2025	3/31/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☐ OWNED AUTOS ONLY						BODILY INJURY (Per person) \$
	☐ HIRED AUTOS ONLY						BODILY INJURY (Per accident) \$
	☐ SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	☐ NON-OWNED AUTOS ONLY						
A	☒ UMBRELLA LIAB						
	☐ EXCESS LIAB			1855495	3/31/2025	3/31/2026	EACH OCCURRENCE \$ 10,000,000
	☐ CLAIMS-MADE						AGGREGATE \$ 10,000,000
	DED RETENTION \$						
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A	1855496	3/31/2025	3/31/2026	☒ PER STATUTE ☐ OTHER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: Ft. Pierce Branch.

Verano #1 Community Development District is an Additional Insured 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.

CERTIFICATE HOLDER

Verano #1 Community Development District
5385 N Nob Hill Rd.
Sunrise, FL 33351

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



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.

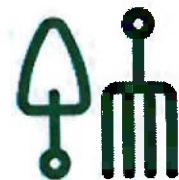
We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service

Phased Development Strategy

Plan of Action

Phase I (Days 1-30)

- Meet with District 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 District Manager and Community Members.



Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase I 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 District Manager or appointed Manager and continue to identify areas of opportunity or concern.





Scope of Services:

Exhibit A: Scope of Services Summary

Annual Maintenance Outline

The following outline details our proposed scope of services and offerings to be provided by our service teams, to ensure we meet the specific needs of your project as governed by our agreement.

LANDSCAPE MAINTENANCE PROGRAM

1. Turf Grass Mowing

- a. Mowing schedule based on climate and turf type.
- b. Mowing height to be adjusted based on turf type.
- c. Cuts postponed because of weather to be made up as soon as possible.
- d. Hard edging (concrete) will be done per cut, soft edge will be done every other cut. Landscape beds containing rock will not be mechanically edged.
- e. Areas too small to mow will be completed with a string trimmer or push mower.
- f. All debris created during maintenance operations will be removed and or blown from adjacent surfaces.

2. Ornamental Detailing

- a. Detail operations will be completed in a sectional manner once monthly.
- b. Plant material will be trimmed to retain the natural shape and function of the plant using Best Management Practices and techniques.
- c. Trees will have trunks cleared of sprouts and elevated to 8' in Green areas and 12' in Paved areas.
- d. Palms under 12' will have brown fronds removed during detail rotation.
- e. Post emergent herbicide will be used in landscape beds to control unwanted weeds and vegetation.

3. Fertilization & Pest Control Services

- a. Applications will adhere to any State and Local ordinance including Blackout Periods.
- b. Fertilizer composition (NPK, Nitrogen, Phosphorous, Potassium) will be determined based on site needs.
- c. Pre and Post Emergent Herbicides will be used as needed to control weeds in turfgrass.
- d. All applications will be used as directed by the manufacturers instructions for use and in accordance with all State and Federal regulations / guidelines.
- e. Ornamental Plants, Trees & Palms will receive a balanced fertilizer at appropriate rates, typically in spring and fall months.

Scope of Services Summary

Annual Maintenance Outline

4. Irrigation Inspections & Maintenance

- a. System will be routinely inspected for operational efficiency and condition.
- b. Visual inspection will include controller and electronic components, spray and rotor heads and shrub risers.
- c. Minor adjustments for efficiency will be made during inspection.
- d. Repairs for malfunctioning, broken or worn out components (heads, line breaks, controllers and electronics, pumps, etc.) will be done after client approval.

5. Seasonal Color (Annuals) Installation (Optional Service)

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from client.
- b. Flower type will be selected based on climate, availability at time of install and coordination with adjacent neighborhood associations to ensure uniformity.
- c. Flower beds will be maintained to remove faded or dead plants and to ensure optimal bloom production and neat appearance.
- d. Commercial fertilizer will be applied to all areas at time of install with follow up applications of micro nutrient, fungicide and pesticide based on flower type and Best Management Practices.
- e. Standard Annuals to be used for quarterly changeouts. Premium varieties to incur additional cost.

6. Mulch & Pine Straw Installation (Optional Service)

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from client.
- b. Mulch will be installed at timeframe determined by client.
- c. Installation method to be determined by contractor, either bagged product or bulk install with blower truck.

ADDITIONAL SERVICES AND TEAM EXPECTATIONS

1. Extra Services

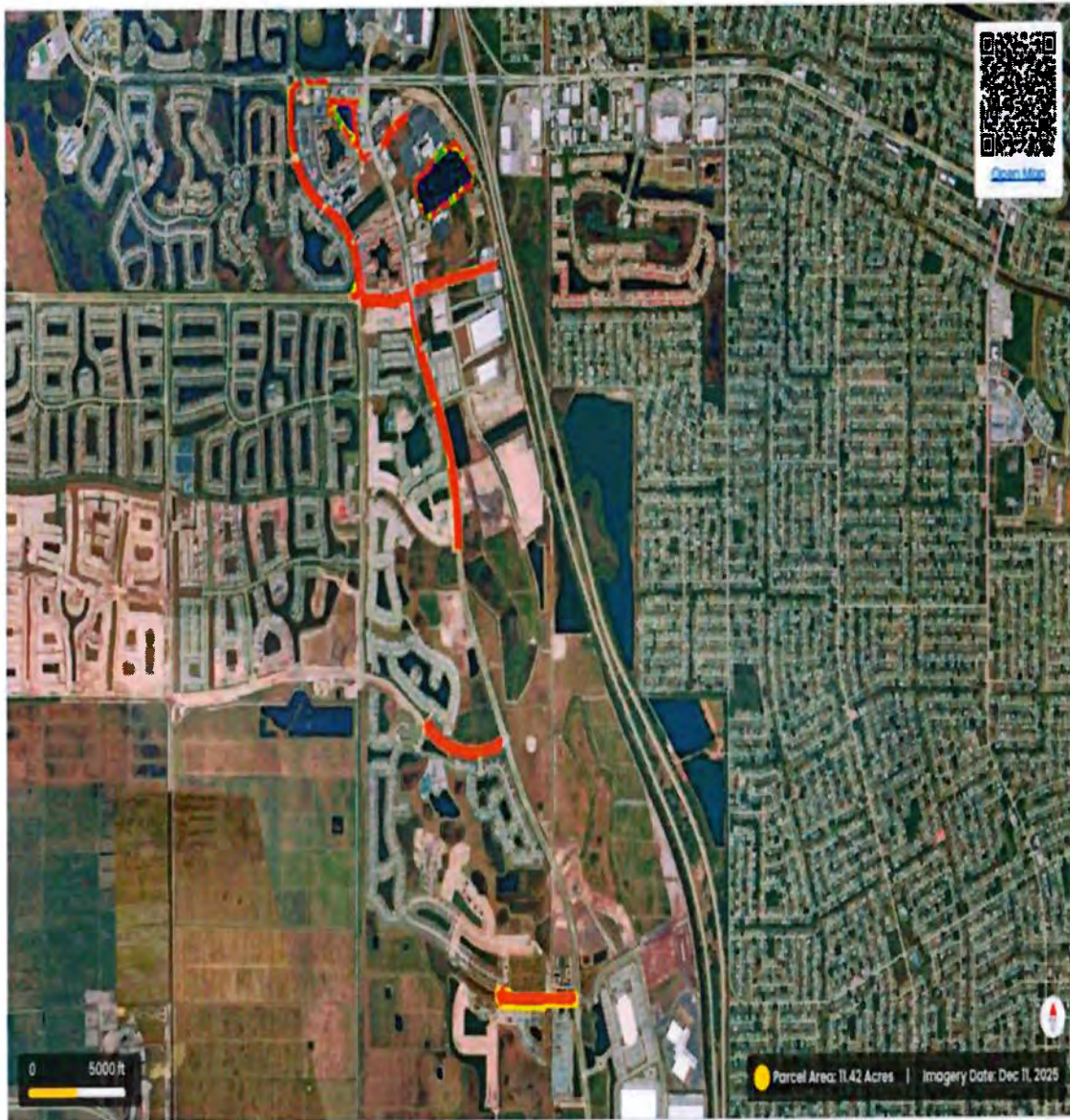
- a. We will provide extra/special services based on agreement and specifications set forth by the Client

2. Team Expectations

- a. Our field personnel will be licensed for all applicable maintenance duties, included any pesticide applications, as required by law.

3. Appearance

- a. Our team is required to maintain a professional and well-groomed appearance at all times.



Layers on the Map

● Turf	1,178,041.62 sf
● Mulch Beds	217,285.32 sf
○ Soft Edge	19,492.99 ft
○ Hard Edge	106,536.12 ft
○ Pond edge	4,957.52 ft



Pricing

Exhibit B:Your Investment

Landscape Management Proposal

<u>Contract Maintenance</u>	<u>Monthly</u>	<u>Yearly</u>
Core Maintenance- (52) Visits, 34 cuts Includes Mowing, Edging, Weed-eating, Debris Blowing, Shrub Pruning, Tree Pruning (up to 12 ft.), Rejuvenation Pruning (native grass), Weeding and Cleanup.	\$15,524.82	\$186,297.84
Irrigation Inspections- (12) times per year Includes Adjusting Heads and Nozzles. Seasonal Clock Adjustments. Monthly Reports	\$921.71	\$11,060.52
Fertilization & Chemical Treatments Includes Turf (11) and Shrub (4) and Palm (4)-Fertilization & Pest Control Applications.	\$8,327.47	\$99,929.64
Total for Landscape Maintenance	\$24,774.00	\$297,288.00

<u>Additional Services</u>	<u>Quantity</u>	<u>Price</u>
Annuals 4" Units each Rotation	4x	\$ 2.50/ unit
Palm Pruning	1x	\$ 45/ palm
Mulch Installation ____ Cuyd.	1x	\$65/ Cuyd



*Uniting partners through exceptional
landscape services*



Bid Forms /Affidavits:

III. EVALUATION CRITERIA

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

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

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) (____ Points Awarded)

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** (20 Points Possible) (____ Points Awarded)

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** (20 Points Possible) (____ Points Awarded)

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 as well as audited financial statements, or similar information.

5. **Price** (20 Points Possible) (____ Points Awarded)

A full twenty (20) points will be awarded to the Proposer submitting the lowest bid. AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FOUR 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.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 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 (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 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 (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 9.88 of 20 points.

Proposer's Total Score

(100 Points Possible) (____ Points Awarded)

Additional Information Regarding Evaluation

Once proposals are received, the District's Board of Supervisors will review each proposal and score each based on the evaluation criteria, information provided in response to reference checks, and any other information available to the District and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District reserves the right to seek clarification from prospective firms on any issue in a response for the District, 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.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

IV. AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF St. Lucie

Before me, the undersigned authority, appeared the affiant, Damien Boutiette, 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 **BD Manager** 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 Southern Grove Community Development District No. 1'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 May 6th 2026

Addendum No. 2 dated May 18th 2026

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; (iv) this is an informal bid, and no protest rights or other procurement rights will be afforded to the Proposer; and (v) the Proposer has waived any right to challenge any matter

relating to the Project Manual, including but not limited to any protest relating 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 12th day of May, 2026.

Proposer: United Land Services
By: [Signature]
Title: Business Development Manager

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of May, 2026, by Danish Butti of United Land Services who is ☒ personally known to me or ☐ who has produced as identification, and ☐ did or ☐ did not take the oath.



[Signature]
Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

V. PROPOSAL FORMS

PROPOSAL FORM FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

TO BE SUBMITTED TO:

**SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1
Special District Services, Inc.
on or before May 22, 2026 at 10:30 a.m. (EST)**

TO: Southern Grove Community Development District No. 1

FROM: Florida ULS Operating, LLC DBA United Land Services, LLC.
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Southern Grove Community Development District Nos. 1-10, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the Districts.

All proposals shall be in accordance with the Project Manual.

Proposal Form Contents:

Proposal Summary
Part I – General Information
Part II – Personnel and Equipment
Part III – Experience
Signature Page

**PROPOSAL FORM
PROPOSAL SUMMARY SHEET**

I, Damien Boutiette REPRESENTING Florida ULS Operating, LLC DBA United Land Services, LLC Company and/or Corporation ("Proposer"), agree to furnish the services required in the scope/specifications at the following prices:

I. Contract Proposal Amount: \$315,668.47
(Please provide an average of all five years of pricing)

Annual Total, Year 1: \$297,288.00

Annual Total, Year 2: \$306,206.64

Annual Total, Year 3: \$315,392.84

Annual Total, Year 4: \$324,854.62

Annual Total, Year 5: \$334,600.26

Following the expiration of the Landscape and Irrigation Maintenance Agreement's initial term and four annual renewals, the parties have the option to renew the agreement for additional one-year terms ("Additional Terms"). Adjustments to the annual fee schedule for the Additional Terms shall be based on a Consumer Price Index Adjustment and/or other relevant factors and must be mutually agreed upon by both parties.

II. Proposer Information

NAME OF PROPOSER: Florida ULS Operating, LLC DBA United Land Services, LLC.

ADDRESS: 12276 San Jose Blvd ste 747 Jacksonville, FL 32223.

PHONE: 904-829-9255 FAX: _____

SIGNATURE: _____

PRINTED NAME: Damien Boutiette

TITLE: Business Development Manager

DATE: 5/13/2026

V. PROPOSAL FORMS

PROPOSAL FORM
PART I – GENERAL INFORMATION

• *Proposer General Information:*

Proposer Name Florida ULS Operating, LLC DBA United Land Services, LLC

Street Address 12276 San Jose Blvd Ste 747

P. O. Box (if any) _____

City Jacksonville State Florida Zip Code 32223

Telephone 904-829-9255 Fax no. _____

1st Contact Name Jason Ackman Title VP Maintenance

2nd Contact Name Anthony Hudson Title Regional Manager South

Parent Company Name (if any) United Land Services Operating LLC

Street Address 12276 San Jose Blvd Ste 747

P. O. Box (if any) _____

City Jacksonville State Florida Zip Code 32223

Telephone 904-829-9255 Fax no. _____

1st Contact Name Ray Leach Title CEO

2nd Contact Name Donnie Cope Title Sr. VP

• *Company Standing:*

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

In what State was the Proposer organized? Delaware Date 4/2020 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	\$1,000,000
Automobile Liability	\$1,000,000
Workers Compensation	\$1,000,000
Expiration Date	3/31/2027

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

Please see Certifications attached in proposal. _____

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 4750 S US Hwy 1

P. O. Box (if any) _____

City Fort Pierce State Florida Zip Code 34982

Telephone 352-664-7801 Fax no. _____

1st Contact Name Anthony Hudson Title Regional Mgr South

2nd Contact Name Karl Rybinski Title Branch Manager

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

1 Supervisors, who will be onsite 4 days per week;
1 Technical personnel, who will be onsite 4 days per week; and
6-8 winter/summer Laborers, who will be onsite 4 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: Angel Negron

Position / Certifications: Certified POC

Duties / Responsibilities: Pest control and fertilization

_____% of Time to Be Dedicated
to This Project: 30%

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

Project Name/Location: Veranda Gardens

Contact: Sylvia Wilcox Contact Phone: upon request

Project Type/Description: Similiar Scope of Work

Duties / Responsibilities: Maintenance, fertilization, irrigation and pest control Dollar

Amount of Contract: \$1.1Million

Proposer's Scope of Services for Project: Custom landscape maintenance plan,
horticulture services, turf and shrub fertilization, pest control, irrigation management,
small construction, annual installations and tree trimming services.

Dates Serviced: January 2025-current

- *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: United Land Services is an E Verify company. Multiple background checks are completed by the recruitment team. Employees agree to be tracked by gps also.*
-

OFFICERS

PROPOSER:Florida ULS Operating LLC, DBA United Land Services, LLC

DATE: 5.12.2026

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
Jason Lamb	CFO	Overseas all financials	Jacksonville, FL
Ray Leach	CEO	Overseas entire company	Jacksonville, FL
Tatiana Kurtiyakova	Title authorized rep	Overseas AR/AP dept	Jacksonville, FL
Tom Enright	VP Business Ops	Overseas fleet/safety	Jacksonville, FL
FOR PARENT COMPANY (if applicable)			
Jason Lamb	CFO	Overseas all financials	Jacksonville, FL
Ray Leach	CEO	Overseas entire company	Jacksonville, FL
Tatiana Kurtiyakova	Title Authorized Rep	Overseas AR/AP dept	Jacksonville, FL
Tom Enright	VP Business Ops	Overseas Fleet/Safety	Jacksonville, FL

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: Florida ULS Operating, LLC DBA United Land Services, LLC

DATE: 5.12.2026

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
Donnie Cope	Sr. VP	Overseas all Ops	Jax		11	20
Jason Ackman	VP Maint	Overseas all Maint	Orlando		10	25
Anthony Hudson	Reg Mgr South	Overseas Soflo Ops	Coral Springs	15%, 1	3	25
Karl Rybinski	Branch Mgr	Overseas Ft. Pierce branch	Ft. Pierce	35%, 2	3	30
Felix Martinez	Account Mgr	Overseas site/crews	Ft. Pierce	100%, 4	6mo	14
Jacob Lesarez	IR Tech	Overseas IR for project	Ft. Pierce	100%, 4	3	7
Angel Negron	Fert/Chem Mgr	Overseas Fert/Chm	Ft. Pierce	30%, 4	3	15

COMPANY OWNED MAJOR EQUIPMENT

DATE: 5.12.2026

DATE: 5.12.2026

[illegible]

Equipment List 2026

Name	Type	Brand	Model
31197	Blower	Scag	Windstorm - WS23-37BV- EFI
31429	Fert/Chem Sprayer	Steel Green	SG36
31408	Fert/Chem Sprayer	Steel Green	SG52
3814	Fert/Chem Sprayer	Z Spray	ZS5260XL
30045	Fert/Chem Sprayer	Z Spray	Zs5260xl
31240	Fert/Chem Sprayer	Toro	41158
31243	Loader	Case	721D
30051	Loader	Kubota	R520s-
31581	Mower	John Deere	652R
31494	Mower	Wright	ZK Gen3 72"
31495	Mower	Wright	LG 61"
31496	Mower	Wright	LG 52"
31497	Mower	Wright	LG 52"
31499	Mower	Wright	Stander B 36"
31498	Mower	Wright	Stander B 36"
31472	Mower	Bushog	Mower
31400	Mower	Titan	
31287	Mower	Wright	ZK 72"
31286	Mower	Wright	ZK 72"
31273	Mower	John Deere	652R
31238	Mower	John Deere	648R
31237	Mower	John Deere	636M
3801	Mower	John Deere	Z950M
31216	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31213	Mower	Exmark	Staris E 36" - STE600CKA363H1
31212	Mower	Exmark	Vertex X 72" - VXX999EKA72600
31210	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31209	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31208	Mower	Exmark	Vertex S 48" - VXS730GKA48400
31207	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31206	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31205	Mower	Exmark	Vertex S 52" - VXS730GKA52400
31204	Mower	Exmark	Vertex S 48" - VXS730GKA48400
31203	Mower	Exmark	Vertex S 48" - VXS730GKA48400
31202	Mower	Exmark	Vertex S 52" - VXS730GKX52400
31201	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31239	Mower	John Deere	Z930M
3800	Mower	John Deere	Z950M
31242	Skid Steer	Bobcat	T770
31800	Sod Cutter	Billy Goat	SC181H
3705	Tractor	John Deere	4052R
3676	Trencher	Vermeer	RTX130

Equipment List 2026

Name	Type	Brand	Model
31197	Blower	Scag	Windstorm - WS23-37BV- EFI
31429	Fert/Chem Sprayer	Steel Green	SG36
31408	Fert/Chem Sprayer	Steel Green	SG52
3814	Fert/Chem Sprayer	Z Spray	ZS5260XL
30045	Fert/Chem Sprayer	Z Spray	Zs5260xl
31240	Fert/Chem Sprayer	Toro	41158
31243	Loader	Case	721D
30051	Loader	Kubota	R520s-
31581	Mower	John Deere	652R
31494	Mower	Wright	ZK Gen3 72"
31495	Mower	Wright	LG 61"
31496	Mower	Wright	LG 52"
31497	Mower	Wright	LG 52"
31499	Mower	Wright	Stander B 36"
31498	Mower	Wright	Stander B 36"
31472	Mower	Bushog	Mower
31400	Mower	Titan	
31287	Mower	Wright	ZK 72"
31286	Mower	Wright	ZK 72"
31273	Mower	John Deere	652R
31238	Mower	John Deere	648R
31237	Mower	John Deere	636M
3801	Mower	John Deere	Z950M
31216	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31213	Mower	Exmark	Staris E 36" - STE600CKA363H1
31212	Mower	Exmark	Vertex X 72" - VXX999EKA72600
31210	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31209	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31208	Mower	Exmark	Vertex S 48" - VXS730GKA48400
31207	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31206	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31205	Mower	Exmark	Vertex S 52" - VXS730GKA52400
31204	Mower	Exmark	Vertex S 48" - VXS730GKA48400
31203	Mower	Exmark	Vertex S 48" - VXS730GKA48400
31202	Mower	Exmark	Vertex S 52" - VXS730GKX52400
31201	Mower	Exmark	Vertex S 60" - VXS730GKA60400
31239	Mower	John Deere	Z930M
3800	Mower	John Deere	Z950M
31242	Skid Steer	Bobcat	T770
31800	Sod Cutter	Billy Goat	SC181H
3705	Tractor	John Deere	4052R
3676	Trencher	Vermeer	RTX130

PROPOSAL FORM PART III – EXPERIENCE

- *Has the Proposer performed work for a Community Development District No. 1 previously?* Yes _____
x No _____

If yes, please provide the following information for each project (attach additional sheets if necessary):

- Project Name/Location: _____
- **Waterset South CDD** _____
- Contact: **John Toborg** Contact Phone: **813-933-5571**

Project Type/Description:CDD Common Area Commercial Landscape

- Dollar Amount of Contract:**\$600,000**
- Scope of Services for Project:Commercial landscape maintenance, irrigation and agronomics for all common areas. Mulch, Annuals and enhancements.

Dates Serviced: January 2025 to present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) calendar years:*

2025 = \$285 Million

2024 = \$242 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: Celebration CDD

Contact: Angel Montagnas Contact Phone: Can be provided

Project Type/Description:CDD Commercial Maintenance

Dollar Amount of Contract:\$1.2 Million

How was the project similar to this project?Commercial landscape maintenance for all common
areas with pest, fert and irrigation.

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

List of equipment used on site:

52" and 36" mowers, edgers, weed eaters, blowers, hedge trimmers, truck and trailers,
Irrigation van and gator along with back pack sprayers.

List of subcontractors used: N/A

Is this a current contract? Yes x No

Duration of contract: 2023 to present

- *(Information regarding similar projects – continued)* Project Name/

Location: Magnolia Park CDD

Contact: Barry Jeskewich Contact Phone: 321-263-0132

Project Type/Description: Commercial Landscape CDD

Dollar Amount of Contract: \$250,000

How was the project similar to this project? Common Areas maintenance
along with fertilization, agronomics and irrigation.

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

List of equipment used on site: 52" and 36" mowers, blowers, edgers, weed eaters, back pack
sprayers, truck and trailers, hedge trimmers, irrigation van and gator.

List of subcontractors used: N/A

Is this a current contract? Yes x No

Duration of contract: August 2024 to Present

- *(Information regarding similar projects – continued)*

Project Name/Location: Town of Kindred I and II CDD

Contact: Paul Almonte Contact Phone: palmonte@artemislifestyles.com

Project Type/Description: CDD Commerical landscape maintenance

Dollar Amount of Contract: \$1.2Million

How was the project similar to this project? Commercial landscape maintenance,
irrigation and agronomics for common areas, clubhouse and townhomes

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

List of equipment used on site: 60", 52" and 36" mowers, irrigation van, Z sprayer, edger,
pole saw, weed eater, backpack blower, pruning shears, back pack sprayer, hedge
trimmers, 2500 truck and trailers.

List of subcontractors used: N/A

Is this a current contract? Yes x No

Duration of contract: 2022 to present

- *(Information regarding similar projects – continued)*

Project Name/Location: Swan and Dolphin Resort at Walt Disney

Contact: Eric Oprion Contact Phone: Upon Request

Project Type/Description: Landscape Maintenance

Dollar Amount of Contract: \$800,000

How was the project similar to this project? Landscape Maintenance of common areas, fertilization and agronomics, irrigation.

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

List of equipment used on site: 52" and 36" mowers, blowers, edgers, weed eaters, back pack sprayers, truck and trailers, hedge trimmers, irrigation van and gator.

List of subcontractors used: _____

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: Luxe Apartments

Contact: No longer there Contact Phone: 656-233-0301

Project Type/Description: Landscape Maintenance

Dollar Amount of Contract: \$80,000

Scope of Services for Project: General Maintenance, irrigation management, turf and shrub horticulture program.

Dates Serviced: 2020-2024

Reason for Termination: New Manager came in and made a change at landscaper.

Team was not warned or given reason for cancellation.

- *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. Failure to ensure use of fall protection in an aerial lift, \$7500. Classified as "Less than serious". Increased safety program for all employees.

What is the Proposer's current worker compensation rating? .79

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 x No

If yes, please describe each incident Incidents range from slip and falls, to lower back injuries from not lifting properly.

- *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
SIGNATURE PAGE**

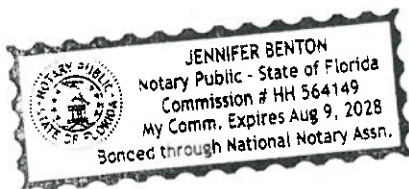
Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through III) on behalf of Florida ULS Operating LLC, DBA United Land Services LLC ("Proposer") and declare that I have read the foregoing Proposal Form (including Parts I through III) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this 12th day of May, 2026.

Proposer: United Land Services LLC
By: Damien Bouteille
Title: Business Development Manager

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this 12 day of May, 2026, by Damien Bouteille who is ☒ personally known to me or ☐ who has produced United Land Services as identification, and ☐ did or ☐ did not take the oath.



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

**VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND
PURCHASING, E-VERIFY, AND NON-COLLUSION**

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

Name of Proposer: Florida ULS Operating LLC DBA United Land Services LLC

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

Chapter 287, Florida Statutes, on Integrity of Public Contracting and Purchasing

1. I have read and am familiar with Chapter 287, Florida Statutes, and specifically including the following Sections ("Public Integrity Laws"):
 - a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
2. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").
3. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District's Request for Proposals for Landscape and Irrigation Maintenance Services Project ("Project") and the contract to be executed in connection with the Project.
4. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

 x Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.

 The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

5. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

E-Verify

1. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
2. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
3. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
4. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
5. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
6. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

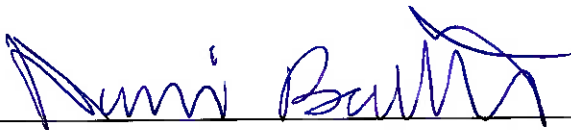
Non-Collusion

1. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
2. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
4. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or

inducement from, any firm or person to submit a complementary or other noncompetitive proposal.

5. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Southern Grove Community Development District No. 1 for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

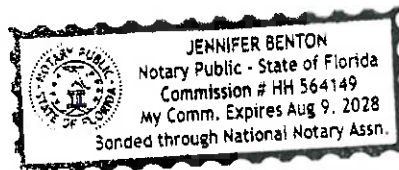


Signature of Authorized Signatory of Proposer

Sworn before me on May 12, 2026



Notary Public Signature



Notary Stamp

Exhibit A: Scope of Services

GENERAL

1. Disclaimer – All listed specifications may or may not apply to each zone area for this project.
2. Contractor agrees to furnish all supervision, labor, materials, supplies and equipment as necessary to properly perform the work as specified below.
3. Contractor shall implement turf management and horticultural practices as recommended by the Institute of Food and Agricultural Sciences (IFAS), University of Florida, Gainesville, Florida, and also as recommended in the following publications: “Florida Lawn Handbook” and “Woody Ornamentalist” – current editions. Contractor must have State of Florida Best Management Practices Card.
4. All personnel on site must be fully trained and qualified in the equipment they are operating and must maintain safe practices at all times. Violations of safe practices will result in the termination of this contract for cause.
5. The Contractor shall comply with all state and local ordinances regarding certification and licensure. Should the Contractor not hold a required license they may subcontract the required work from a licensed Contractor with the approval of the Southern Grove Community Development District No. 1.
6. A licensed pest control technician shall perform all pesticide applications.
7. The Contractor shall be responsible for restoration of any damage that occurs as a result of their operations including but not limited to plant loss due to improper maintenance procedures, improper herbicide or pesticide use, improper trimming/pruning, improper operation, repair or retro-fitting of the irrigation system, untreated disease or pest problems and injury to non-target organisms in the application of pesticides.
8. The Contractor shall be responsible for keeping all fences free from weeds and vines.
9. Leaf litter shall not be allowed to accumulate. The Contractor shall remove all leaf litter from lawns, beds, paved surfaces and fence lines.

II. LITTER CONTROL

1. Removal of litter from the service area shall be performed prior to each cut.

III. LAWN MOWING AND EDGING

1. All turf areas shall be mowed and edged according to the maintenance schedule provided in Sections VII & VIII of these specifications.
2. Mowing shall be accomplished with reel or rotary mowers.

3. All mowing equipment shall have sharp blades at all times.
4. Mower height shall be adjusted according to lawn type and season.
5. Clippings shall be left on the lawn as long as no readily visible excess clumps remain. Clumps shall be removed from the lawn immediately after mowing.
6. Plant beds, tree rings, buildings, sidewalks, fences, driveways or other surfaced areas will be edged at every mowing.
7. All surface areas shall be cleaned of clippings immediately following trimming. Clippings shall not be swept, blown or otherwise deposited in beds, drainage structures or allowed to accumulate at fences or other site structures.
8. In the case of fungal disease outbreaks, clippings will be collected until the disease is undetectable and eradicated.
9. Any illegal dumping shall be reported immediately to the Tradition Community Development District No. 1 representative. The removal of any illegally dumped debris shall be considered an extra to this contract and authorized in writing by the Tradition Community Development District No. 1 representative. The price for this removal shall be negotiated on a case-by-case basis. Tradition Community Development District No. 1 reserves the right to perform this removal with their own crews or an outside Contractor.

IV. MAINTENANCE OF PLANTER BEDS

1. **Planting beds in area being serviced shall be weeded during each visit or as often as necessary to provide a weed free area.**
2. Weeding methods shall be at the discretion of the maintenance Contractor with approval from the Tradition Community Development District No. 1 representative unless specified herein; however, any damage to the landscape plantings resultant from any method of weed control shall be the maintenance Contractor's responsibility. Restoration of the damage shall be accomplished immediately.
3. Ground cover beds and Annual Flower beds shall be hand weeded only. Should the Contractor wish to use an alternate method of weed control the Contractor shall request, in writing, permission to provide an alternate method. Granting permission to proceed with an alternate method shall not relieve the Contractor of the responsibility for restoration of any damage caused by their operations.
4. Filament line trimmers shall not come into contact with plant material, bark or palm trunks, signposts, light poles, benches or any other physical structure. Contractor shall be responsible for damages made due to improper use of filament line trimmers to any plant or tree.
5. At no time should plants overgrow or infringe on sidewalk or roadway areas.

6. Existing mulch should be raked or fluffed quarterly to allow air and water penetration, reduce fungus and provide a fresh appearance.

V. PRUNING AND SHAPING SHRUBS

1. This work consists of trimming and shaping of all plantings, with the exception of trees and palms.
2. The objective of this work is to provide aesthetic value as well as plant health. This will be accomplished by trimming and shaping the hedge and shrubbery to promote vigorous growth and maintain an attractive shape consistent with their character. The schedule for performance of this work will be once per month with "housekeeping" touch-up performed at each mowing visit and shall be consistent with this objective.
3. Natural pruning or shearing shall be employed as appropriate to shrub species.
4. Hedge trimmers shall be used on designated hedges only; Pruning shears shall be used for all other maintenance trimming. Hedges shall be trimmed to a uniform horizontal height never to exceed 5 ft, or other maximum height as determined by a Tradition Community management representative.
5. During each visit, contractor is to remove any dead or diseased plant, in that visited service area, without further direction from the Tradition Community representative.
6. Tradition Community Development District No. 1, by means of the final contract and this bid manual, authorizes contractor to replace removed plant with like plant, without further approval, providing total cost does not exceed \$50.00 per occurrence or \$250.00 in aggregate for any given service month.
7. The Contractor is to remove and dispose of (haul away) all tree, hedge and shrub trimmings generated by this section to an approved off-site dumping area immediately following trimming. On site dumpsters cannot be used for disposal of landscape material.

VI. TREE AND PALM PRUNING

1. All pruning and trimming of non-ornamental trees will be performed under separate contract. Exceptions to this statement: obvious safety issues or dead tree material lying within the area to be serviced on any given day.
2. All ornamental pruning and trimming shall be performed according to the standards established by the National Arborist Association and must maintain a clear umbrella height of 8'.
3. Ornamentals shall be accessed via ladders, lift trucks, lift platforms or climbed using non-injuring equipment. Spikes to assist climbing will not be permitted.
4. All ornamental trees shall receive a "Crown Clearing" once per year, or as necessary. This operation shall consist of removal of all dead wood, removal of all crossing branches,

thinning crown by removal of 1/3 of the internal branches and elevation of the crown to establish, over time, a clear trunk measurement of 8' in all landscaped or parking areas and 14' along all drives. **THIS SERVICE IS TO BE INCLUDED AS PART OF THE PROPOSED FINAL CONTRACT AMOUNT. This service will not be offered as a separate negotiated proposal.**

5. Any sucker growth on ornamentals shall be removed by hand as required; herbicides will not be used for this purpose.
6. The Contractor shall inspect ornamental trees every visit for limbs that may be hanging too low or blocking stop signs, pedestrian paths, lights, etc. and such limbs shall be immediately removed.
7. The use of pruning paint is prohibited.

VII. All Landscaped areas with the exception of Founder's Square shall be treated in accordance with the following schedule:

	Mowing Visits	Shrub Touch Up	Shrubby Trim	Weed Control
January	1/04, 1/18	Every Visit	1x Monthly	Every Visit
February	2/1, 2/15	Every Visit	1x Monthly	Every Visit
March	3/1, 3/15	Every Visit	1x Monthly	Every Visit
April	4/5, 4/19	Every Visit	1x Monthly	Every Visit
May	5/3, 5/17, 5/24	Every Visit	1x Monthly	Every Visit
Jun	6/7, 6/14, 6/21, 6/28	Every Visit	1x Monthly	Every Visit
July	7/6, 7/13, 7/20, 7/27	Every Visit	1x Monthly	Every Visit
August	8/3, 8/10, 8/17, 8/24, 8/31	Every Visit	1x Monthly	Every Visit
September	9/7, 9/14, 9/21, 9/28	Every Visit	1x Monthly	Every Visit
October	10/12, 10/26	Every Visit	1x Monthly	Every Visit
November	11/09, 11/23	Every Visit	1x Monthly	Every Visit
December	12/7, 12/21	Every Visit	1x Monthly	Every Visit

- 34 cuts per year - each cutting period will include all necessary services in the area being serviced.

NOTES:

IN THE EVENT A ROUTINE SERVICE VISIT IS MISSED DUE TO INCLEMENT WEATHER – CONTRACTOR WILL CONTACT SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 REPRESENTATIVE AND MUST RECEIVE A WRITTEN ACKNOWLEDGEMENT FROM REPRESENTATIVE REGARDING SKIPPED SERVICE. ANY MISSED SERVICES WILL BE REVIEWED QUARTERLY BY CONTRACTOR AND SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1 REPRESENTATIVE AND ANY NON-RESCHEDULED SERVICE VISITS WILL BE CREDITED TO THE NEXT BILLING CYCLE.

VIII. FOUNDER'S SQUARE TURF MAINTENANCE PROGRAM

NOTE: This program to be followed exactly as specified below.

Jan		Apply 24-2-10@ .5 lbs N / 1000 IPM (Integrated Pest Management)
Feb	•	Apply Bio Green 20 PLUS@ 5 gallons/ Acre IPM
Mar		Apply Bio Green 20 PLUS@ 1 gal/A, Bio Green 5-0-1 @2 gal/A and Bio Green 0-0-2 @2 gal/A, and Dimension Pre-Emergent IPM
Apr		Apply Bio Green 20 PLUS@ 5 gal/A, and Arena Insecticide IPM
May		Apply 24-2-10 @.5 lbs N/1000 Aerify first week in May and Topdress IPM
Jun		Apply Bio Green 0-0-2 @5gal/A IPM
Jul		Apply Bio Green 0-0-2@ 5 gal/A Aerify mid-July and Topdress IPM
Aug		Apply Bio Green 0-0-2@ 5 gal/A IPM
Sep		Apply Bio Green 0-0-2 @5 gal/A Aerify End of Sept and Topdress IPM
Oct		Apply 24-2-10@ .5 lbs N/1000 plus Dimension Pre-Emergent Herbicide IPM
Nov		Apply Bio Green 20 PLUS@ 5gal/1000 IPM
Dec		Apply Bio Green 20 PLUS @ 5gal/1000 IPM

“•” Denotes work that must be done in the second week.

NOTES:

Founder's Square must be cut with reel type mower

1 – cut per week

IX. Specifications and Schedule of Service Applications for Fertilization, Pest Control Insecticide, and Weed Control of all Turf, Plants and Trees

Turf Care

St. Augustine Turf Fertilization

- A minimum of four (4) fertilization applications will be provided to all St Augustine turf areas. The 4 applications should consist of three (3) granular fertilizer applications and one (1) liquid fertilizer applications.
 - Turf fertilizer analysis should be based on soil sample results and should follow St Lucie County guidelines and restrictions for application, including adhering to the fertilizer black out period June through September.

St. Augustine Turf Pest Control

- Insect Control
 - A minimum of three (3) insecticide applications shall be applied to all turf areas.
 - Two (2) of these applications should be made to all turf areas with a product such as Arena for long term control (4 months) of chinch bugs, sod web worms, army worms, and grubs; Such applications should be made in March/April and July/August.
- Weed Control
 - A minimum of four (4) herbicide applications shall be provided to all turf areas.
 - Two (2) of these applications shall be pre-emergent herbicide applications applied in spring and fall. These applications can be impregnated on (included) in the granular turf fertilizer application or mixed in with the liquid turf fertilizer application.

Ornamental and Tree Care

Ornamental and Tree Fertilization

- A minimum of two (2) fertilization applications will be provided for all ornamentals and trees. Applications will consist of two (2) granular applications and two (2) liquid applications. Liquid applications can be made in conjunction with blanket pest control applications if required.
 - Ornamental and tree granular fertilizer analysis should consist of a Nitrogen to Potassium ratio of 1:1 and should be at least 50% slow release. Fertilizers should also contain micronutrients magnesium, manganese, iron, boron and copper. Phosphorus amounts / needs should be determined through soil test before applying.
 - Liquid (foliar) ornamental treatments should consist of a 20-20-20 (or equivalent foliar fertilizer) containing micronutrients manganese, magnesium, and iron.
 - Ornamental and tree fertilizer analysis should be based on soil sample results and should follow St. Lucie County guidelines and restrictions for application, including adhering to the fertilizer black out period June through September.

Ornamental Pest Control

- A minimum of two (2) liquid foliar pest control applications will be provided to all ornamentals. Foliar applications shall consist of a contact kill pesticide (Talstar/Bifen) and a systemic pesticide (Imidacloprid/merit) for preventative control.

Palm Tree Care

Palm Tree Fertilization

- All palms, excluding Sabal Palms, will be fertilized with fertilizer blended for palms a minimum of two (2) times. Applications will consist of two (2) granular applications.
 - Palm tree granular applications should consist of a Palm fertilizer that is comparable to 8-2-14 Mg plus micronutrient palm fertilizer that has 100% of Nitrogen, Potassium and Magnesium in controlled-release form and its micronutrients, such as Iron and manganese, in water-soluble sulfate or chelated (iron only) form as recommended by the University of Florida extension services.
 - Palm tree liquid application should consist of NPK, micronutrients (manganese, magnesium, iron, copper, etc.) and bio stimulants.

Palm Tree Pest Control

- A minimum of two (2) pest control applications shall be applied with liquid fertilization applications to all palms. Applications shall include insecticides and fungicides aimed at prevention of palm tree pests (i.e. Palmetto Weevils / Graphiola Leaf Spot)

X. SPRINKLER SYSTEM

1. All general repairs for damage caused by mowing and or lawn maintenance will be reported to the Tradition Community Management Representative. Scheduling of repairs to be

conducted by Contractor's irrigation team. These repairs will be made at the cost and expense of the Contractor.

2. The Contractor will contact the Tradition Community Management Representative for any adjustments needed to the irrigation controllers.
3. Sprinkler system will be repaired and maintained by Contractor.
4. This contract is inclusive of all sprinkler valve cleanouts, adjustments, valve box covers, first 200 sprinkler head replacements per month, and any other routine maintenance items that may be found during the course of professional duties and responsibilities.
5. Piping breaks, or other system failures not addressed in Section X, Item #1 shall be immediately brought to the attention of the Tradition Community Development District No. 1 representative, John Gallagher at 772-332-8553, for coordination of repairs or corrective measures with the Landscape Contractor. Failure to notify the Tradition Community Development District No. 1 representative of breaks, the need for adjustments/modifications, or other system failures, will cause the Contractor to accept responsibility for all damage resultant from the Contractor's failure to notify.

XI. MULCHING

1. Replenishment of onsite mulch in all areas, as defined by site maps, will be performed under separate contract. This work will consist of placing new, approved mulch to a finished depth of 3" in all landscape beds and in a 3'diameter saucer around each freestanding tree or palm, twice per year, once in fall (November) and once in summer (June).
2. Only mulch from sources pre-approved by the Tradition Community Development District No. 1 representative shall be installed.
3. All curb, roadway and bed edge lines will be trenched to help contain the applied mulch.
4. Mulch will not be placed against the trunks of trees, palms or woody shrubs.

XII. ANNUALS

1. Seasonal flowers shall be installed at the times and in areas as requested by the Tradition Community Development District No. 1 representative.
2. Remove existing plants, mulch and all debris, rake and clean beds/regrade.
3. Drench area with fungicide/insecticide mix 10 gals / 100 sq ft., include pre-emergent in drench.
4. Allow areas to stand for 48 hours. Do not irrigate.

5. Mix in 2-4 inches of clean fresh planting soil consisting of peat and cow manure with the existing soil (be sure not to put around trunk of tree, keep at least 4" from trunk). Be sure planting area is higher than surrounding ground to allow for drainage.
6. Check irrigation and report any necessary adjustment or repairs to the Contractor representative.
7. Broadcast fertilizer throughout bed area, using a slow release balanced fertilizer, (use 14-14-14 Osmocote for bedding plants).
8. Install new plants, one per sq ft., leaving at least 8" from outside bed line and 12" from existing plants or structures. Be sure to loosen roots before planting.
9. Hand water with hose to totally wet entire planting area (be careful not to damage plants).
10. Coordinate with Irrigation Vendor to re-check irrigation and adjust for 100% coverage, set for daily watering of about 10 - 15 minutes, for the first 30 days, every other day for the next 30 days, and 3 x per week thereafter (depending on rainfall).
11. Drench bed 15 days after installation with mix of insecticide, fungicide, and liquid fertilizer at a rate of 1-gal/10 sq. feet and repeat every 30 days thereafter. Note: it may be necessary to add a miticide into the mix depending on the choice of plants.
12. A border of mulch may be installed providing the mulch does not come in direct contact with the base of the plants. Be sure plant bed edges are crisp and clean and below sod level for mulch to sit in.

XIII. BI-ANNUAL ANT TREATMENT

1. All turf areas to be treated on a bi-annual basis with Top Choice Insecticide and spot applications as needed on each service visit. This shall apply to all areas of Contractor's service areas.
2. From time-to-time, the District Manager may add additional areas for pesticide treatment. These areas will be treated as additional work and allow for contractor to submit a proposal for these additional areas. Proposal time frame will run congruent with the remainder of the base service contract time frame.

XIV. REPORTING

1. **The Contractor shall report all accomplished work to the Tradition Community Development District No. 1 representative on a weekly basis in writing via email sent to Tradition Community Development District No. 1 management representative.**
2. The Contractor shall include in their report all instances of NOT performing work needed to comply with this specification along with the reason (i.e. inclement weather, rising water, etc.).

XV. INSPECTION

1. The Contractor shall be held responsible to perform inspections of all work completed by their personnel to ensure adherence to Tradition Community Development District No. 1 specifications and quality work.
2. Additionally, all work is subject to unscheduled inspections, approval and acceptance by the Tradition Community Development District No. 1 representative. This in no way relieves the Contractor from properly performing and inspecting their work.

XVI. EXTRA WORK

1. At the Tradition Community Development District No. 1 representative's option the Contractor may be required to perform extra work associated with the maintenance and appearance of the site landscape that is not part of these landscape maintenance specifications.
2. This extra work shall be priced per-job for work performed by the Contractor's own crews. Deliveries of material charges shall not be considered subcontracted and are to be included in the Contractors price quotation.

XVII. WARRANTIES

1. Warranties will apply for all new or replacement sod and plant material (except annuals and any other plant materials or sod specifically excluded by contractor and Tradition Community Development District No. 1 prior to start of work) for a period of one year from date of work acceptance. As part of this one-year warranty, the contractor will be fully responsible for all plant material (sod) newly installed and its overall health and vitality. If at the end of one year the new installation is in a state of decline or degradation, the contractor shall replace the material with same, as to type, size and quality, at no charge, and the warranty period begins anew

XVIII. PRIORITY CUSTOMER

1. Upon final contract approval Contractor agrees that Tradition Community Development District No. 1 is a top priority customer. This means that in the event of a significant weather event, the first phase of cleanup will begin as soon as conditions are deemed safe for contractor crews to come out. The first phase will be removal of debris, which may impair normal traffic flow (thoroughfares, streets, driveways) and/or structures. When the first phase is complete thru-out Tradition Community Contractor will begin the second phase. The second phase is the cleanup of the remaining debris. Contractor will contact the Property Manager for a designated area where debris can be stored until it can be removed off-site.
2. In the event of a significant weather event that interrupts routine maintenance, the hours utilized by Contractor in response to said event, will first be deducted from the monthly service total of this contract. Should hours exceed the monthly contracted amount, then a separate invoice documenting and validating all hours worked by Contractor shall be

presented to Tradition Community Development District No. 1 representative for prompt processing and payment within 30 days.

3. After these first two phases are complete Contractor will return to regularly scheduled maintenance program and begin to work with management regarding restoration and replanting.

Exhibit B: Landscape Maintenance Map



Exhibit C: Fee Summary

[Insert Pricing Proposal Summary Form

See Investment page breakdown in ULS
section

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1

10521 SW Village Center Dr., Suite #203
Port St. Lucie, FL 34987

**Addendum No. 1 to the
Southern Grove Community Development District Nos. 1-10
Request for Proposals for Landscape & Irrigation Maintenance Services Maintenance Services
St. Lucie County, Florida**

TO: Prospective Bidders
CC: Bennett Davenport, District Counsel
Lindsay Whelan, District Counsel
Frank Sakuma, District Manager

FROM: John Gallagher, District Manager
DATE: May 6, 2026

This **Addendum No. 1** pertains to the Southern Grove Community Development Districts Nos. 1-10 (the "**Districts**") Request for Proposal for Landscape & Irrigation Maintenance Services Maintenance Services (the "**RFP**"), authorized for pick-up by the Southern Grove Community Development District No. 1 on behalf of all the Districts beginning on April 8, 2026. Please acknowledge receipt of Addendum No. 1 by e-mail only to John Gallagher at jgallagher@sdsinc.org with a further copy to Lindsay Whelan at Lindsay.WheLAN@KutakRock.com and Bennett Davenport at Bennett.Davenport@KutakRock.com.

Questions:

1. Can you send out the prior bid tabulations from the last award on this project?
2. Can you send out a map showing the location of the irrigation clocks for this project?

Answers:

1. No previous bid tabulations exist. This is the first time this landscape maintenance project has been awarded by the Districts.
2. The irrigation clocks are depicted on the map attached to this Addendum No. 1 as **Exhibit A** attached hereto.

Additionally, this Addendum No. 1 to the RFP updates the Project Manual as follows:

The maintenance map depicted under Exhibit B to the *Form of Landscape and Irrigation Maintenance Services Agreement* in the Project Manual is replaced by **Exhibit B** attached hereto.

Any Proposer wishing to protest any or all of the matters contained or addressed in this addendum shall file a notice of protest with the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, FL 34987, Attention: John Gallagher, in writing within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after receipt 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.



Exhibit A



- 2) IRRIGATION CLOCKS AND LOCATIONS.
 TO DATE MAP ABOVE PROVIDES MOSTLY TRADITION CDD AREAS WITH ONLY
 A HANDFUL IN SOUTHERN GROVE SUCH AS #1, #2, #31 AND #35.
 THIS IS EXTENT OF MAPPED IRRIGATION CLOCKS FOR TRADITION AND SOUTHERN GROVE CDD'S
 AT THIS TIME.

[Handwritten signature]

Exhibit B

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1

10521 SW Village Center Dr., Suite #203
Port St. Lucie, FL 34987

**Addendum No. 2 to the
Southern Grove Community Development District Nos. 1-10
Request for Proposals for Landscape & Irrigation Maintenance Services Maintenance Services
St. Lucie County, Florida**

TO: Prospective Bidders
CC: Bennett Davenport, District Counsel
Lindsay Whelan, District Counsel
Frank Sakuma, District Manager

FROM: John Gallagher, District Manager
DATE: May 18, 2026

This **Addendum No. 2** pertains to the Southern Grove Community Development Districts Nos. 1-10 (the “**Districts**”) Request for Proposal for Landscape & Irrigation Maintenance Services Maintenance Services (the “**RFP**”), authorized for pick-up by the Southern Grove Community Development District No. 1 on behalf of all the Districts beginning on April 8, 2026. Please acknowledge receipt of Addendum No. 2 by e-mail only to John Gallagher at Jgallagher@sdsinc.org with a further copy to Lindsay Whelan at Lindsay.Whelan@KutakRock.com and Bennett Davenport at Bennett.Davenport@KutakRock.com.

Questions:

1. Can you please clarify if a hard copy of the Proposal is required?
2. Would the District be open to scheduling a site drive-through to clarify roadway maintenance boundaries and responsibility areas?
3. Please clarify whether annual color rotations are to be included within the base contract amount. If so, can the District provide estimated quantities and locations for the annual beds?

Answers:

1. Bidder must submit two (2) copies of their proposal: one (1) hard copy, and one (1) PDF file on a flash drive.
2. The District cannot schedule a site drive-through with any of the vendors. All submissions must be based on the maintenance maps and other site specific information included in the Project manual and related addenda. Interested vendors can visit the site at any time.
3. No annual rotations are to be included in the base contract amount.

Any Proposer wishing to protest any or all of the matters contained or addressed in this addendum shall file a notice of protest with the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, FL 34987, Attention: John Gallagher, in writing within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after receipt 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.

□



Exhibit A



- 2) IRRIGATION CLOCKS AND LOCATIONS.
 TO DATE MAP ABOVE PROVIDES MOSTLY TRANSITION CDD AREAS WITH ONLY
 A HANDFUL IN SOUTHERN GROVE SUCH AS #1, #2, #31 AND #35.
 THIS IS EXTENT OF MAPPED IRRIGATION CLOCKS FOR TRANSITION AND SOUTHERN GROVE CDD'S
 AT THIS TIME.

[Handwritten signature]

Exhibit B



A handwritten signature in blue ink, located in the bottom right corner of the page.

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

FL ULS Operating, LLC
11820 NW 37th Street
Coral Springs, FL 33065

SURETY:

(Name, legal status and principal place of business)

The Hanover Insurance Company
440 Lincoln Street
Worcester, MA 01653-0002
Mailing Address for Notices
440 Lincoln Street
Worcester, MA 01653-0002

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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

OWNER:

(Name, legal status and address)

Southern Grove Community Development District Nos 1-10
10521 SW Village Center Dr.
Port St. Lucie, FL 34987

BOND AMOUNT: \$ 25,000.00

PROJECT:

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

Landscape & Irrigation Maintenance Services for Southern Grove Community Development District Nos 1-10

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

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

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

Signed and sealed this 29th day of April, 2026

FL ULS Operating, LLC

(Principal)

(Seal)

(Witness)

By:

(Title)

The Hanover Insurance Company

(Surety)

(Seal)

By:

(Title) Victoria Ernest

Attorney-in-Fact

(Witness)

Jessica L. Piccirillo

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

William G. Franey, John R. Muha II, Brenda L. Patterson, Jeri L. Russell, Eamonn Long, and/or Victoria Ernest

Of Alliant Insurance Services of Bowie, MD each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Twenty Million and No/100 (\$20,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 22nd day of April 2025



The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawlecki
James H. Kawlecki, Vice President

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Joellen M. Mendoza
Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT)
COUNTY OF HARTFORD)

) ss.

On this 22nd day of April, 2025 before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



KATHLEEN M. SIRARD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 2, 2027

Kathleen M. Sirard
Kathleen M. Sirard, Notary Public
My commission expires, September 2, 2027

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 29th day of April 2026

CERTIFIED COPY

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John Rewedder
John Rewedder, Vice President

The Hanover Insurance Company, Bedford, New Hampshire
Assets and Liabilities as of December 31, 2024

ASSETS

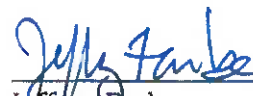
Cash in Banks (Including Short-Term Investments).....	\$	163,244,951
Bonds and Stocks.....	\$	8,489,361,280
Other Admitted Assets.....	\$	<u>2,697,333,556</u>
Total Admitted Assets.....	\$	<u>11,349,939,787</u>

LIABILITIES, CAPITAL AND SURPLUS

Reserve for Unearned Premiums.....	\$	2,581,837,191
Reserve for Loss and Loss Expense.....	\$	5,197,561,025
Reserve for Taxes.....	\$	14,527,726
Funds Held Under Reinsurance Treaties.....	\$	1,440,729
Reserve for all Other Liabilities.....	\$	592,107,679
Capital Stock - \$1.00 Par.....	\$	5,000,000
Net Surplus.....	\$	<u>2,957,465,437</u>
Policyholders' Surplus.....	\$	<u>2,962,465,437</u>
Total Liabilities, Capital and Surplus.....	\$	<u>11,349,939,787</u>

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF WORCESTER

I, Jeffrey Farber, Assistant Treasurer of The Hanover Insurance Company, being duly sworn deposes and says that he is the above described officer of said Company, and certifies that the forgoing statement is a true statement of the condition and affairs of the said Company on December 31, 2024.


Jeffrey Farber
Assistant Treasurer

Southern Grove Community Development Districts #1-10

**Financial Report
Fiscal Year 2025/2026
October 1, 2025 - April 30, 2026**

FINANCIAL REPORT
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICTS #1-10 RECAP
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - APRIL 30, 2026

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 10/01/25 - 4/30/26 ACTUALS	% Of Budget
REVENUES			
ON-ROLL ASSESSMENTS - DEBT (Combined)	3,170,300	2,953,576	93%
BOND PREPAYMENTS	0	26,126	0%
ON-ROLL ASSESSMENTS - Administrative	751,622	715,119	95%
ON-ROLL ASSESSMENTS - Maintenance	1,532,319	1,457,900	95%
OTHER INCOME (Eng Rev, Interest, Application)	150,000	237,963	159%
STORMWATER	1,200,000	1,356,131	113%
Total Revenues	\$ 6,804,241	\$ 6,746,814	99%
EXPENDITURES - ADMIN			
ARBITRAGE FEE	6,500	0	0%
AUDIT	60,000	0	0%
DISSEMINATION AGENT	4,000	0	0%
DISTRICT COUNSEL	60,000	62,600	104%
MANAGEMENT	76,442	44,591	58%
CONSULTING FEE	0	0	0%
ASSESSMENT ROLL	6,000	0	0%
TIF/SAD REBATE ANALYSIS	110,000	0	0%
DUES, LICENSES & FEES	1,750	2,000	114%
ENGINEERING	175,000	92,614	53%
GENERAL INSURANCE	65,000	104,638	161%
WEB SITE MAINTENANCE	7,500	4,375	58%
LEGAL ADVERTISING	5,300	19,773	373%
TRAVEL AND PER DIEM	600	106	18%
OFFICE SUPPLIES	1,400	2,350	168%
OFFICE RENT	22,000	69,427	316%
POSTAGE & SHIPPING	1,000	4	0%
COPIES	2,500	0	0%
SUPERVISOR FEES	24,000	482	2%
CONTINGENCY ADMIN	50,000	7,052	14%
CONTINUING DISCLOSURE	0	0	0%
TRUSTEE SERVICES	12,500	12,524	100%
TOTAL ADMIN EXPENSES	691,492	422,535	61%
EXPENDITURES - MAINT			
AQUATIC MAINTENANCE	100,000	0	0%
BUILDING MAINTENANCE	200,000	0	0%
COMMUNITY AREA MAINTENANCE	177,000	70,109	40%
TIM OPERATIONS	650,000	0	0%
CONTINGENCY	180,100	0	0%
DEVELOPMENT COORDINATOR	33,383	19,473	58%
ELECTRIC	25,000	8,114	32%
ENGINEERING - MAINT.	175,000	0	0%
FIELD MANAGEMENT	177,250	45,063	25%
FOUNTAIN MAINTENANCE & CHEMICALS	4,000	4,130	103%
IRRIGATION PARTS & REPAIRS	20,000	4,422	22%
IRRIGATION WATER	2,000	0	0%
LANDSCAPE MAINTENANCE	331,000	214,402	65%
SIDEWALK CLEANING AND REPAIR	30,000	41,276	138%
SIGNAGE	10,000	0	0%
STORMWATER MAINTENANCE	575,000	309,380	54%
STREETLIGHT MAINTENANCE AND REPAIR	20,000	0	0%
TREE/PLANT REPLACEMENT & TRIM	50,000	0	0%
TOTAL MAINTENANCE EXPENSES	2,759,733	716,368	26%
Total Expenditures	\$ 3,451,225	\$ 1,138,904	33%
EXCESS / (SHORTFALL)	\$ 3,353,016	\$ 5,607,911	167%
PAYMENT TO TRUSTEE	(2,916,676)	(2,781,947)	95%
PREPAYMENTS TO TRUSTEE	-	(26,126)	
CAPITAL OUTLAY	-	-	
BALANCE	\$ 436,340	\$ 2,799,838	
COUNTY APPRAISER & TAX COLLECTOR FEE	(218,170)	(209,082)	96%
DISCOUNTS FOR EARLY PAYMENTS	(218,170)	(200,253)	92%
NET EXCESS / (SHORTFALL)	\$ -	\$ 2,390,503	

Southern Grove CDD 1

Balance Sheet

As of April 30, 2026

	Apr 30, 26
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1068	6,004,640.82
01-1001 · Valley Bank-Special Bond Acct	2,251,596.99
1072 · Bill.com Money Out Clearing	-14,277.51
Total Checking/Savings	8,241,960.30
Accounts Receivable	
01-1200 · Accounts Receivable	251,547.80
Total Accounts Receivable	251,547.80
Total Current Assets	8,493,508.10
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-2,978.00
Total Other Assets	-2,978.00
TOTAL ASSETS	8,490,530.10
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	94,926.80
Total Accounts Payable	94,926.80
Other Current Liabilities	
01-2024 · Due To Other Gov Units-Fishkind	750.02
01-2025 · Deposits - Engr Deposit	33,893.55
01-2026 · Deferred Revenue - SAD/TIF	65,640.88
01-2027 · Due to CDD2	79,683.04
01-2028 · Due to CDD3	74,119.34
01-2029 · Due to CDD4	154,314.14
01-2030 · Due to CDD5	1,784,881.04
01-2031 · Due to CDD6	84,689.73
01-2032 · Due to CDD7	68,167.46
01-2033 · Due to CDD8	61,621.67
01-2034 · Due to CDD9	35,024.31
01-2035 · Due to CDD10	62,571.93
01-2051 · AP Other - Future Bonds	963,719.38
Total Other Current Liabilities	3,469,076.49
Total Current Liabilities	3,564,003.29
Total Liabilities	3,564,003.29
Equity	
30000 · Opening Balance Equity	206,446.32
99-9999 · Retained Earnings	2,361,520.57
Net Income	2,358,559.92
Total Equity	4,926,526.81
TOTAL LIABILITIES & EQUITY	8,490,530.10