



**TRADITION
COMMUNITY DEVELOPMENT
DISTRICT NOS. 1 - 11**

PORT ST. LUCIE

REGULAR BOARD MEETING

**June 3, 2026
11:00 A.M.**

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

www.traditioncdd1.org
www.traditioncdd2.org
www.traditioncdd3.org
www.traditioncdd4.org
www.traditioncdd5.org
www.traditioncdd6.org
www.traditioncdd7.org
www.traditioncdd8.org
www.traditioncdd9.org
www.traditioncdd10.org
www.traditioncdd11.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimil

AGENDA
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11

Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, FL 34987

OR

Join Zoom Meeting:

<https://us02web.zoom.us/j/3341025012?omn=83164310596>

Meeting ID: 334 102 5012 Dial-In: (646) 931-3860

REGULAR BOARD MEETING

June 3, 2026

11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions
- E. Comments from the Public Not on the Agenda
- F. Consent Items
 - 1. Consider Approval of May 6, 2026 Regular Board Meeting & Public Hearing Minutes.....Page 2
 - 2. Consider Approval of May 14, 2026 Budget Workshop Minutes.....Page 8
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-23 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 10
 - 2. Consider Selection of Landscape Contractor.....Page 76
 - 3. Discussion Regarding Aquatic Services
- I. Administrative Matters
 - 1. Manager’s Report
 - 2. Attorney’s Report
 - 3. Engineer’s Report
 - 4. Financial Report.....Page 386
 - 5. Founder’s Report
- J. Board Member Discussion Requests and Comments
- K. Adjourn

Publication Date
2026-05-22

Subcategory
Miscellaneous Notices

Notice of Regular Board Meeting of the
Tradition Community Development District Nos. 1-11

The Board of Supervisors (the Board) of the Tradition Community Development District Nos. 1-11 will hold a Regular Board Meeting on June 3, 2026, at 11:00 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 meetings are 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.

Tradition Community Development District Nos. 1-11

www.traditioncdd1.org

www.traditioncdd2.org

www.traditioncdd3.org

www.traditioncdd4.org

www.traditioncdd5.org

www.traditioncdd6.org

www.traditioncdd7.org

www.traditioncdd8.org

www.traditioncdd9.org

www.traditioncdd10.org

www.traditioncdd11.org

PUBLISH: St. Lucie News Tribune 05/22/26

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11
Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987
REGULAR BOARD MEETING & PUBLIC HEARINGS
May 6, 2026
11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District Nos. 1-11 of May 6, 2026, was called to order at 11:11 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 February 23, 2026, as part of the District’s Fiscal Year 2025/2026 meeting schedule, as legally required.

C. ESTABLISH A QUORUM

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

CDD #'s 1, 2, 7, 8, 9, 10 & 11		
Supervisors	Melissa Stevens	(via Zoom)
Vice Chair	William Pittsley	Present
Supervisor	Tara Toto	Present
Chair	Bianca Magloire	Present
Supervisor	Tony Piscopo	Present

CDD # 3		
Supervisor	Joe Piatchek	Present
Chairman	Isiah Steinberg	Present
Supervisor	Stan Briggs	Present
Vice Chair	Rosario “Roy” Perconte	Present
Supervisor	Suzanne Killeen	Present

CDD # 4		
Chairman	Gail Cost	Present
Vice Chairman	Rich Giglia	Present
Supervisor		Vacant
Supervisor	Lauren Leandre	Absent
Supervisor	Drew Wesley	Present

CDD # 5		
Supervisor	Cathy Powers	Present
Chairperson	Chris King	Present

Supervisor	Dave Lasher	Present
Supervisor	Rick Dixon	(via Zoom)
Vice Chairman	Joe Pinto	Present

CDD # 6		
Chairman	Jerry Krbec	Present
Vice Chairman	Keith Bulkin	(via Zoom)
Supervisor	James Lilly	Present
Supervisor	John Slicher	Present
Supervisor	Peter Webb	Present

Staff members in attendance were:

District Manager	Frank Sakuma	Special District Services, Inc.
District Manager	Stephanie Brown	Special District Services, Inc.
District Manager	Michael McElligott (via Zoom)	Special District Services, Inc.
District Counsel	Bennett Davenport	Kutak Rock
District Engineer	Stef Matthes	Culpepper and Terpening

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA

Ronnie Laneve addressed the Board with information about his ongoing development of a “non-chemical” aquatic treatment option for aquatic management.

At 11:15 a.m. the Regular Meeting was recessed and the Public Hearing on the Uniform Method of Collection was convened.

F. PUBLIC HEARING – UNIFORM METHOD OF COLLECTION (CDDs 1-11)

1. Proof of Publication

Proof of publication was presented that showed notice of the Public Hearing Adopting the Uniform Method of Collection had been published in the *St. Lucie News Tribune* on 4/08/2026, 4/15/2026, 4/22/2026 & 4/29/2026.

2. Receive Public Comments on Uniform Method of Collection

Carolyn Skop addressed the Boards about the notice of hearing for the Southern Grove CDD Nos. 1-10 Public Hearing. No comments were offered in support nor opposition to the resolution.

3. Consider Resolution No. 2026-22 – Adopting the Uniform Method of Collection

Resolution No. 2026-22 was presented, entitled:

RESOLUTION 2026-22

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT (NOS. 1-11) EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Davenport explained the resolution and answered several questions from the Board.

A **motion** was made by Tradition CDD Nos. 1, 2, 7, 8, 9, 10 and 11, Mr. Pittsley, seconded by Mr. Piscopo, adopting Resolution 2026-22 as presented. The **motion** passed 5-0.

A **motion** was made by Tradition CDD No. 3, Mr. Piatchek, seconded by Mr. Steinberg, adopting Resolution 2026-22 as presented. The **motion** passed 5-0.

A **motion** was made by Tradition CDD No. 4, Ms. Cost, seconded by Mr. Giglia, adopting Resolution 2026-22 as presented. The **motion** passed 3-0.

A **motion** was made by Tradition CDD No. 5, Mr. Lasher, seconded by Dr. Powers, adopting Resolution 2026-22 as presented. The **motion** passed 5-0.

A **motion** was made by Tradition CDD No. 6, Mr. Krbec, seconded by Mr. Webb, adopting Resolution 2026-22 as presented. The **motion** passed 5-0.

At 11:23 a.m., the Public Hearing on the Uniform Method of Collection was closed and the Regular Board Meeting was reconvened.

G. CONSENT ITEMS

Item Nos. 2, 3, 5 and 8 were removed from consent for individual consideration.

1. Consider April 1, 2026, Regular Board Meeting Minutes

~~2. Consider Approval & Ratification of Agri Services POC Monitoring Installations Agreement~~

~~3. Consider Approval of Agreement for Pressure Washing Services with Florida Coast Power Washing LLC~~

4. Consider Amendment to Agreement for Installation of Drainage Improvements – Complete Property Maintenance, Inc.

~~5. Consider Approval of Agreement for High Service Pump Replacement and Rewind Services – Agri Services International, LLC, and Purchase Order for Pump Equipment – Barney's Pumps Inc.~~

6. **Consider Agreement for Turbidity Barrier Removal Services with Armadillo Dirt Works LLC**
7. **Consider Proposal for Tower Plant Area Landscape Replacement – Natures Keeper Inc.**
8. ~~Consider Approval of Agreement for SpherAg Atlas 2+ Point-of-Connection Monitoring Devices with Agricultural Services International, LLC~~

A **motion** was made by Tradition CDD No. 1, Mr. Pittsley, seconded by Mr. Piscopo, approving the above Consent Items 1, 4, 6 and 7, as presented. The **motion** passed 5-0.

- **(Consent #2) Consider Approval & Ratification of Agri Services POC Monitoring Installations Agreement**

After Board discussion, a **motion** was made by CDD No. 1, Mr. Pittsley, seconded by Mr. Piscopo, approving Consent Item No. 2. The **motion** passed 5-0.

- **(Consent #3) Consider Approval of Agreement for Pressure Washing Services with Florida Coast Power Washing LLC**

After Board discussion, this item was tabled for corrections to the scope and pricing.

- **(Consent #5) Consider Approval of Agreement for High Service Pump Replacement and Rewind Services – Agri Services International, LLC, and Purchase Order for Pump Equipment – Barney's Pumps Inc.**

After Board discussion, a **motion** was made by CDD No. 1, Mr. Pittsley, seconded by Mr. Piscopo, approving Consent Item No. 5. The **motion** passed 5-0.

- **(Consent #8) Consider Approval of Agreement for SpherAg Atlas 2+ Point-of-Connection Monitoring Devices with Agricultural Services International, LLC**

After Board discussion, a **motion** was made by CDD No. 1, Mr. Pittsley, seconded by Mr. Piscopo, approving Consent Item No. 2. The **motion** passed 5-0.

H. OLD BUSINESS

There were no matters of Old Business to come before the Board.

I. NEW BUSINESS

1. Report from the Lake Banks Committee

Lake Bank Committee Chair, Dr. Powers and District Engineer, Mr. Mathis, updated the Boards on the activities undertaken by the Lake Bank Committee.

2. Accept Termination of Agreement with Joyride Technologies Inc

After Board discussion, a **motion** was made by CDD No. 1, Mr. Pittsley, seconded by Mr. Piscopo, authorizing the District Manager to execute and send the termination of agreement with Joyride Technologies Inc. to the vendor. The **motion** passed 5-0.

3. Consider Approval of Work Authorization No. WA-19-143-203 – Tradition Plat No. 18 O.S.T.

After Board discussion, a **motion** was made by CDD No. 1, Ms. Magloire, seconded by Mr. Piscopo, approving the Work Authorization as presented. The **motion** passed 5-0.

4. Consider Approval of Work Authorization No. WA-19-143-204 – Directional Drill Beneath the Connection of CDD Lakes A9 & A8.

After Board discussion, a **motion** was made by CDD No. 1, Mr. Pittsley, seconded by Mr. Piscopo, approving the Work Authorization as presented. The **motion** passed 5-0.

J. ADMINISTRATIVE MATTERS

1. Manager’s Report

Mr. Sakuma reminded the Supervisors to file their Form 1 by July 1, 2026.

2. Attorney’s Report

Mr. Davenport had no additional information for the Boards.

3. Engineer’s Report

Mr. Matthes had no additional information for the Boards.

4. Financial Report

The financial report was included with the meeting package. Mr. McElligott was present to answer any questions and confirmed the auditors would need to provide guidance related to the large accounts receivable on the balance sheet, which is related to Bond funded TIM autonomous EVs.

5. Founder’s Report

Karl Albertson of Mattamy provided updates on the Stars & Stripes Park, Regional Park and a new initiative for Tradition residents, the “T-Club” and answered questions from the Boards.

K. BOARD MEMBER COMMENTS

Supervisor Webb asked the Boards to consider having future Workshops or Meetings held later in the day to allow for more residents to attend.

Dr. Powers reminded the Supervisors that the election qualifying period was going to begin soon for the 2026 general election.

Ms. King and Mr. Pinto asked several bond questions, which were answered by Mr. Davenport.

Mr. Krbec asked questions about the pending Irrigation Bonds, which were answered by staff.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Tradition CDD Nos. 1, 2, 7, 8, 9, 10 and 11, Mr. Pittsley, seconded by Mr. Piscopo, adjourning the meeting at 11:58 a.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 3, Mr. Steinberg, seconded by Mr. Perconte, adjourning the meeting at 11:58 p.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 4, Ms. Cost, seconded by Mr. Wesley, adjourning the meeting at 11:58 p.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 5, Mr. Lasher, seconded by Mr. Pinto, adjourning the meeting at 11:58 p.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 6, Mr. Krbec, seconded by Mr. Slicher, adjourning the meeting at 11:58 p.m. There were no objections.

Secretary

Chair

Print Name

Print Name

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11
Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987
BUDGET WORKSHOP
MAY 14, 2026
1:00 p.m.

A. CALL TO ORDER

District Manager, Frank Sakuma, called the May 14, 2026, Tradition Community Development District Nos. 1-11 Budget Workshop to order at 1:01 p.m.

The following Board Supervisors were in attendance:

Tradition CDD #3: Joe Piatcheck

Tradition CDD #4: Gail Cost

Tradition CDD #4: Lauren Leandre

Tradition CDD #5: Cathy Powers

Tradition CDD #5: Dave Lasher

Tradition CDD #5: Chris King (via Zoom)

Tradition CDD #5: Joe Pinto

Tradition CDD #6: Peter Webb

Staff members in attendance were: District Managers - B. Frank Sakuma, Jr., Stephanie Brown, and Michael McElligott of Special District Services, Inc.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the May 14, 2026, Tradition Community Development District Nos. 1-11 Budget Workshop had been published in *The St. Lucie News Tribune* on May 4, 2026 , as legally required.

C. NEW BUSINESS

1. Fiscal Year 2026-2027 Budget Workshop

The Board Supervisors discussed every line item on the proposed budget. Staff answered questions from those in attendance. The resulting draft budget will be presented to the broader Boards at the June meeting.

Assessment levels from the Workshop are as follows:

ASSESSMENT BREAKDOWN (NON-TIM/NON-WG IRRIGATION CDDs 3, 4, 5, 6)			
	Single Family	Multi Family	COMMERCIAL Sq Ft
Budget Allocation*	\$ 404.35	\$ 202.18	\$ 0.1617
With 8% Gross Up*	\$ 439.51	\$ 219.76	\$ 0.1758
*Rounded			
Current Fiscal Year 2026 Assessment Levels (Incl Gross Up)	\$ 455.16	\$ 227.58	\$ 0.1821
ASSESSMENT BREAKDOWN (NON-WG IRRIGATION CDDs 1, 2)			
	Single Family	Multi Family	COMMERCIAL Sq Ft
Budget Allocation*	\$ 503.10	\$ 251.55	\$ 0.2012
With 8% Gross Up*	\$ 546.85	\$ 273.42	\$ 0.2187
*Rounded			
Current Fiscal Year 2026 Assessment Levels (Incl Gross Up)	\$ 562.50	\$ 281.25	\$ 0.2250
ASSESSMENT BREAKDOWN (CDDs 7-11)			
	Single Family	Multi Family	COMMERCIAL Sq Ft
Budget Allocation*	\$ 877.50	\$ 389.37	\$ 0.3115
With 8% Gross Up*	\$ 953.80	\$ 423.23	\$ 0.3386
*Rounded			
Current Fiscal Year 2026 Assessment Levels (Incl Gross Up)	\$ 969.46	\$ 484.73	\$ 0.3882

D. COMMENTS FROM THE PUBLIC

There were no comments from the public.

E. ADJOURNMENT

There being no further business to come before the Board, the Budget Workshop was adjourned at 2:36 p.m. There were no objections.

Secretary

Chairperson

RESOLUTION 2026-23
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION 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 Tradition 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 TRADITION 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: 11:00 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:

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-23
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION 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 Tradition 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 TRADITION 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: 11:00 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:

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 2**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-23
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION 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 Tradition 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 TRADITION 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: 11:00 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:

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 3**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-23
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION 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 Tradition 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 TRADITION 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: 11:00 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:

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 4**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-23
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION 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 Tradition 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 TRADITION 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: 11:00 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:

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 5**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-23
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION 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 Tradition 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 TRADITION 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: 11:00 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:

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 6**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-23
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION 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 Tradition 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 TRADITION 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: 11:00 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:

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 7**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-23
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION 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 Tradition 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 TRADITION 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: 11:00 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:

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 8**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-23
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION 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 Tradition 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 TRADITION 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: 11:00 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:

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 9**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-23
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION 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 Tradition 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 TRADITION 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: 11:00 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:

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 10**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

RESOLUTION 2026-23
[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 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 Tradition Community Development District No. 11 (“**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 TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11:

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: 11:00 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:

**TRADITION COMMUNITY DEVELOPMENT
DISTRICT NO. 11**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Tradition Community Development Districts #1-11

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

- 3-4 PROPOSED BUDGET-RECAP CDD1-11**
- 5 PROPOSED BUDGET-RECAP FY25 COMPARISON**
- 6-7 PROPOSED BUDGET-CDD 1**
- 8-9 PROPOSED BUDGET-CDD 2**
- 10-11 PROPOSED BUDGET-CDD 3**
- 12-13 PROPOSED BUDGET-CDD 4**
- 14-15 PROPOSED BUDGET-CDD 5**
- 16-17 PROPOSED BUDGET-CDD 6**
- 18-19 PROPOSED BUDGET-CDD 7**
- 20-21 PROPOSED BUDGET-CDD 8**
- 22-23 PROPOSED BUDGET-CDD 9**
- 24-25 PROPOSED BUDGET-CDD 10**
- 26-27 PROPOSED BUDGET-CDD 11**
- 28 PROPOSED O&M ASSESSMENT RECAP**
- 29 PROPOSED DEBT SERVICE BUDGET SERIES 2014 BOND**
- 30 PROPOSED DEBT SERVICE BUDGET SERIES 2021 BOND**
- 31 PROPOSED DEBT SERVICE BUDGET SERIES 2025 BOND**
- 32 PROPOSED BUDGET- IRRIGATION**
- 33 PROPOSED DEBT SERVICE IRRIGATION SERIES 2017 BOND**

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2025/2026 6 month Actuals - March 2026	FISCAL YEAR 2026/2027 FINAL BUDGET	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - Debt	5,442,345	5,132,851	6,678,592	
ON-ROLL ASSESSMENTS - ADMIN	624,049	600,831	725,402	
ON-ROLL ASSESSMENTS - MAINT	4,406,047	4,242,117	2,976,580	
ON-ROLL ASSESSMENTS - TIM	375,000	361,048	423,913	Increase Per Annual Contract
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	0	1,196,266	
STORMWATER	1,250,000	1,445,800	1,400,000	Increase for FY25 actuals
OTHER INCOME	60,000	591,370	60,000	No Change - Conservative Estimate
Total Revenues	\$ 12,157,440	\$ 12,374,017	\$ 13,460,754	
EXPENDITURES - ADMIN				
AUDIT	36,400	0	42,151	Increase per audit agreement
BANK FEES	0	0	0	Line item removed
DISSEMINATION AGENT	0	0	0	Covered under "Continuing Disclosure Fee"
DISTRICT COUNSEL	50,000	41,921	65,000	No Change
MANAGEMENT	154,500	77,250	158,672	CPI increase capped at 3%
ASSESSMENT ROLL	10,000	0	10,000	No Change
DUES, LICENSES & FEES	1,925	2,200	1,925	No Change
ENGINEERING	95,000	120,153	95,000	Increase for FY25 actuals
GENERAL INSURANCE	157,150	137,816	180,723	Estimating 15% increase
WEB SITE MAINTENANCE	8,250	4,125	8,250	No Change
LEGAL ADVERTISING	2,000	2,656	4,000	No Change
MISCELLANEOUS	2,000	113	2,000	No Change
TRAVEL AND PER DIEM	400	76	400	No Change
OFFICE SUPPLIES	5,000	9,005	5,000	No Change
POSTAGE & SHIPPING	500	-467	500	No Change
COPIES	3,000	0	3,000	No Change
SUPERVISOR FEES	60,000	18,107	60,000	No Change
TRUSTEE SERVICES	18,000	0	21,060	No Change
OFFICE RENT	27,000	305,435	66,690	Increase for FY25 actuals
CONTINUING DISCLOSURE FEE	3,000	1,999	3,000	No Change
TOTAL ADMIN EXPENSES	634,125	720,389	727,370	

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2025/2026 6 month Actuals - March 2026	FISCAL YEAR 2026/2027 FINAL BUDGET	COMMENTS
EXPENDITURES - MAINT				
LAKE MAINTENANCE	350,000	51,416	315,000	Estimate
LAKE BANK MAINTENANCE & RESTORATION	775,000	0	775,000	Added at Proposed Budget Meeting
TIM OPERATIONS	345,000	344,496	390,000	50% of annual contract for services
BUILDING, BRIDGE, MONUMENT MAINTENANCE	10,000	0	10,000	No Change
MAINTENANCE RESERVES	100,000	0	100,000	No Change
COMMUNITY AREA MAINTENANCE	160,000	85,492	152,000	14% increase
DEVELOPMENT COORDINATOR	33,382	16,691	34,283	CPI increase capped at 3%
ELECTRIC	110,000	48,057	110,000	Estimate
ENGINEERING	140,000	0	140,000	No Change
FIELD MANAGEMENT	254,616	127,308	261,491	CPI increase capped at 3%
FOUNTAIN MAINTENANCE & CHEMICALS	5,000	780	5,000	No Change
LANDSCAPING MAINTENANCE & MATERIALS	1,107,000	574,457	1,151,280	7% increase
IRRIGATION WATER (WESTERN GROVE)	1,100,565	0	1,100,565	Line Item added for CDDs 7-11 Irrigation Water
IRRIGATION	168,000	83,830	210,000	.06% increase - additional landscape under irrigation
IRRIGATION PARTS & REPAIRS	80,000	18,361	50,400	7% increase
SIDEWALK CLEANING	30,000	15,000	70,500	No Change
SIDEWALK REPAIR	60,000	159,163	60,000	No Change
SIGNAGE	10,000	4,934	10,000	No Change
STREETLIGHTS	60,000	86,788	60,000	No Change
STORMWATER MANAGEMENT	550,000	138,557	323,500	\$75,000/bank mowing / Remainder Lake Restoration
STORMWATER CAPITAL RESERVE	0	0	100,000	
TREE/PLANT REPLACEMENT & TRIM	200,000	0	200,000	No Change
TOTAL MAINTENANCE EXPENSES	5,648,563	1,755,330	5,629,019	
Total Expenditures	\$ 6,282,688	\$ 2,475,719	\$ 6,356,389	
EXCESS / (SHORTFALL)	\$ 5,874,752	\$ 9,898,298	\$ 7,104,365	
PAYMENT TO TRUSTEE	(5,006,957)	(4,836,395)	(6,144,305)	
BOND PREPAYMENTS		Not Included in Actuals		
BALANCE	\$ 867,795	\$ 5,061,903	\$ 960,060	
COUNTY APPRAISER & TAX COLLECTOR FEE	(433,898)	(416,121)	(480,030)	
DISCOUNTS FOR EARLY PAYMENTS	(433,898)	(397,175)	(480,030)	
NET EXCESS / (SHORTFALL)	\$ -	\$ 4,248,607	\$ -	

**PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICTS #1-11
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	CDD 11	TOTAL
REVENUES												
ON-ROLL ASSESSMENTS - Debt	6,061	516,459	1,139,606	1,258,278	1,256,325	1,193,710	216,728	636,335	335,214	105,030	14,846	6,678,592
ON-ROLL ASSESSMENTS - ADMIN	5,107	26,746	79,409	80,366	80,366	73,089	94,984	63,833	41,811	174,584	5,107	725,402
ON-ROLL ASSESSMENTS - MAINT	2,701	230,181	507,911	560,802	559,931	532,025	96,594	283,608	149,402	46,811	6,617	2,976,580
ON-ROLL ASSESSMENTS - TIM	5,252	27,508	0	0	0	0	97,690	65,652	43,002	179,557	5,252	423,913
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	0	0	0	0	0	198,191	581,909	306,543	96,047	13,576	1,196,266
STORMWATER	1,270	108,263	238,890	263,767	263,357	250,232	45,432	133,392	70,269	22,017	3,112	1,400,000
Other Income	422	2,212	6,568	6,647	6,647	6,045	7,856	5,280	3,458	14,440	422	60,000
DEVELOPER CONTRIBUTION/BOND FUNDS - TIM	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenues	\$ 20,813	\$ 911,369	\$ 1,972,383	\$ 2,169,860	\$ 2,166,626	\$ 2,055,101	\$ 757,475	\$ 1,770,008	\$ 949,700	\$ 638,487	\$ 48,931	\$ 13,460,754
EXPENDITURES - ADMIN												
AUDIT	297	1,554	4,614	4,670	4,670	4,247	5,519	3,709	2,430	10,145	297	42,151
DISSEMINATION AGENT	0	0	0	0	0	0	0	0	0	0	0	0
DISTRICT COUNSEL	458	2,397	7,115	7,201	7,201	6,549	8,511	5,720	3,746	15,644	458	65,000
MANAGEMENT	1,117	5,850	17,370	17,579	17,579	15,987	20,776	13,963	9,146	38,188	1,117	158,672
ASSESSMENT ROLL	70	369	1,095	1,108	1,108	1,008	1,309	880	576	2,407	70	10,000
DUES, LICENSES & FEES	14	71	211	213	213	194	252	169	111	463	14	1,925
ENGINEERING	669	3,503	10,400	10,525	10,525	9,572	12,439	8,360	5,476	22,864	669	95,000
GENERAL INSURANCE	1,272	6,663	19,783	20,022	20,022	18,209	23,664	15,903	10,417	43,495	1,272	180,723
WEB SITE MAINTENANCE	58	304	903	914	914	831	1,080	726	476	1,986	58	8,250
LEGAL ADVERTISING	28	147	438	443	443	403	524	352	231	963	28	4,000
MISCELLANEOUS	14	74	219	222	222	202	262	176	115	481	14	2,000
TRAVEL AND PER DIEM	3	15	44	44	44	40	52	35	23	96	3	400
OFFICE SUPPLIES	35	184	547	554	554	504	655	440	288	1,203	35	5,000
POSTAGE & SHIPPING	4	18	55	55	55	50	65	44	29	120	4	500
COPIES	21	111	328	332	332	302	393	264	173	722	21	3,000
SUPERVISOR FEES	422	2,212	6,568	6,647	6,647	6,045	7,856	5,280	3,458	14,440	422	60,000
TRUSTEE SERVICES	148	776	2,305	2,333	2,333	2,122	2,758	1,853	1,214	5,069	148	21,060
OFFICE RENT	469	2,459	7,300	7,388	7,388	6,719	8,732	5,869	3,844	16,050	469	66,690
CONTINUING DISCLOSURE FEE	21	111	328	332	332	302	393	264	173	722	21	3,000
TOTAL ADMINISTRATIVE EXPENSES	5,121	26,819	79,624	80,584	80,584	73,287	95,242	64,007	41,924	175,058	5,121	727,370
EXPENDITURES - MAINTENANCE												
LAKE MAINTENANCE	286	24,359	53,750	59,347	59,255	56,302	10,222	30,013	15,811	4,954	700	315,000
LAKE BANK MAINTENANCE & RESTORATION	703	59,931	132,243	146,014	145,787	138,521	25,150	73,842	38,899	12,188	1,723	775,000
TIM OPERATIONS	4,832	25,307	0	0	0	0	89,875	60,400	39,562	165,193	4,832	390,000
BUILDING, BRIDGE, MONUMENT MAINTENANCE	9	773	1,706	1,884	1,881	1,787	325	953	502	157	22	10,000
CONTINGENCY - MAINTENANCE	91	7,733	17,064	18,840	18,811	17,874	3,245	9,528	5,019	1,573	222	100,000
COMMUNITY AREA MAINTENANCE	138	11,754	25,937	28,638	28,593	27,168	4,933	14,483	7,629	2,390	338	152,000
DEVELOPMENT COORDINATOR	31	2,651	5,850	6,459	6,449	6,128	1,113	3,267	1,721	539	76	34,283
ELECTRIC	100	8,506	18,770	20,725	20,692	19,661	3,570	10,481	5,521	1,730	245	110,000
ENGINEERING	127	10,826	23,889	26,377	26,336	25,023	4,543	13,339	7,027	2,202	311	140,000
FIELD MANAGEMENT	237	20,221	44,620	49,266	49,190	46,738	8,486	24,915	13,125	4,112	581	261,491
FOUNTAIN MAINTENANCE & CHEMICALS	5	387	853	942	941	894	162	476	251	79	11	5,000
LANDSCAPING MAINTENANCE & MATERIALS	1,045	89,029	196,449	216,907	216,570	205,776	37,360	109,694	57,785	18,106	2,559	1,151,280
IRRIGATION WATER (WESTERN GROVE)	0	0	0	0	0	0	182,336	535,356	282,020	88,363	12,490	1,100,565
IRRIGATION	191	16,239	35,833	39,565	39,504	37,535	6,815	20,009	10,540	3,303	467	210,000
IRRIGATION PARTS & REPAIRS	46	3,897	8,600	9,496	9,481	9,008	1,636	4,802	2,530	793	112	50,400
SIDEWALK CLEANING	64	5,452	12,030	13,283	13,262	12,601	2,288	6,717	3,539	1,109	157	70,500
SIDEWALK REPAIR	54	4,640	10,238	11,304	11,287	10,724	1,947	5,717	3,012	944	133	60,000
SIGNAGE	9	773	1,706	1,884	1,881	1,787	325	953	502	157	22	10,000
STREETLIGHTS	54	4,640	10,238	11,304	11,287	10,724	1,947	5,717	3,012	944	133	60,000
STORMWATER MANAGEMENT	294	25,016	55,201	60,949	60,854	57,821	10,498	30,823	16,237	5,087	719	323,500
STORMWATER CAPITAL RESERVE	91	7,733	17,064	18,840	18,811	17,874	3,245	9,528	5,019	1,573	222	100,000
TREE/PLANT REPLACEMENT & TRIM	181	15,466	34,127	37,681	37,622	35,747	6,490	19,056	10,038	3,145	445	200,000
TOTAL MAINTENANCE EXPENSES	8,587	345,336	706,168	779,704	778,494	739,694	406,508	990,067	529,301	318,639	26,521	5,629,019
Total Expenditures	\$ 13,708	\$ 372,155	\$ 785,792	\$ 860,288	\$ 859,078	\$ 812,982	\$ 501,750	\$ 1,054,073	\$ 571,225	\$ 493,697	\$ 31,642	\$ 6,356,389
EXCESS / (SHORTFALL)	\$ 7,105	\$ 539,214	\$ 1,186,591	\$ 1,309,572	\$ 1,307,548	\$ 1,242,119	\$ 255,725	\$ 715,935	\$ 378,475	\$ 144,790	\$ 17,290	\$ 7,104,365
PAYMENTS TO TRUSTEE	(5,576)	(475,142)	(1,048,437)	(1,157,616)	(1,155,819)	(1,098,214)	(199,390)	(585,428)	(308,397)	(96,628)	(13,658)	(6,144,305)
BALANCE	\$ 1,530	\$ 64,072	\$ 138,154	\$ 151,956	\$ 151,730	\$ 143,906	\$ 56,335	\$ 130,507	\$ 70,078	\$ 48,162	\$ 3,632	\$ 960,060
COUNTY APPRAISER & TAX COLLECTOR FEE	(765)	(32,036)	(69,077)	(75,978)	(75,865)	(71,953)	(28,167)	(65,253)	(35,039)	(24,081)	(1,816)	(480,030)
DISCOUNTS FOR EARLY PAYMENTS	(765)	(32,036)	(69,077)	(75,978)	(75,865)	(71,953)	(28,167)	(65,253)	(35,039)	(24,081)	(1,816)	(480,030)
NET EXCESS / (SHORTFALL)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	4,939	6,061
ON-ROLL ASSESSMENTS - ADMIN	4,393	5,107
ON-ROLL ASSESSMENTS - MAINT	2,913	2,701
ON-ROLL ASSESSMENTS - TIM	4,646	5,252
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	0
STORMWATER	1,134	1,270
OTHER INCOME	422	422
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 18,447	\$ 20,813
EXPENDITURES - ADMIN		
AUDIT	256	297
DISSEMINATION AGENT	0	0
DISTRICT COUNSEL	352	458
MANAGEMENT	1,088	1,117
ASSESSMENT ROLL	70	70
DUES, LICENSES & FEES	14	14
ENGINEERING	669	669
GENERAL INSURANCE	1,106	1,272
WEB SITE MAINTENANCE	58	58
LEGAL ADVERTISING	14	28
MISCELLANEOUS	14	14
TRAVEL AND PER DIEM	3	3
OFFICE SUPPLIES	35	35
POSTAGE & SHIPPING	4	4
COPIES	21	21
SUPERVISOR FEES	422	422
TRUSTEE SERVICES	127	148
OFFICE RENT	190	469
CONTINUING DISCLOSURE FEE	21	21
TOTAL ADMIN EXPENSES	4,464	5,121

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

EXPENDITURES - MAINT

LAKE MAINTENANCE	318	286
LAKE BANK MAINTENANCE & RESTORATION	703	703
TIM OPERATIONS	4,274	4,832
BUILDING, BRIDGE, MONUMENT MAINTENAN	9	9
MAINTENANCE RESERVES	91	91
COMMUNITY AREA MAINTENANCE	145	138
DEVELOPMENT COORDINATOR	30	31
ELECTRIC	100	100
ENGINEERING	127	127
FIELD MANAGEMENT	231	237
FOUNTAIN MAINTENANCE & CHEMICALS	5	5
LANDSCAPING MAINTENANCE & MATERIALS	1,005	1,045
IRRIGATION	152	191
IRRIGATION PARTS & REPAIRS	73	46
SIDEWALK CLEANING	27	64
SIDEWALK REPAIR	54	54
SIGNAGE	9	9
STREETLIGHTS	54	54
STORMWATER MANAGEMENT	499	294
STORMWATER CAPITAL RESERVE	0	91
TREE/PLANT REPLACEMENT & TRIM	181	181
TOTAL MAINTENANCE EXPENSES	8,088	8,587
Total Expenditures	\$ 12,553	\$ 13,708
EXCESS / (SHORTFALL)	\$ 5,895	\$ 7,105
PAYMENT TO TRUSTEE	(4,544)	(5,576)
BALANCE	\$ 1,351	\$ 1,530
COUNTY APPRAISER & TAX COLLECTOR FEE	(676)	(765)
DISCOUNTS FOR EARLY PAYMENTS	(676)	(765)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	420,859	516,459
ON-ROLL ASSESSMENTS - ADMIN	23,009	26,746
ON-ROLL ASSESSMENTS - MAINT	248,214	230,181
ON-ROLL ASSESSMENTS - TIM	24,334	27,508
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	0
STORMWATER	96,663	108,263
OTHER INCOME	2,212	2,212
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 815,292	\$ 911,369
EXPENDITURES - ADMIN		
AUDIT	1,342	1,554
DISSEMINATION AGENT	0	0
DISTRICT COUNSEL MANAGEMENT	1,844	2,397
ASSESSMENT ROLL	5,697	5,850
DUES, LICENSES & FEES	369	369
ENGINEERING	71	71
GENERAL INSURANCE	3,503	3,503
WEB SITE MAINTENANCE	5,794	6,663
LEGAL ADVERTISING	304	304
MISCELLANEOUS	74	147
TRAVEL AND PER DIEM	74	74
OFFICE SUPPLIES	15	15
POSTAGE & SHIPPING	184	184
COPIES	18	18
SUPERVISOR FEES	111	111
TRUSTEE SERVICES	2,212	2,212
OFFICE RENT	664	776
CONTINUING DISCLOSURE FEE	996	2,459
TOTAL ADMIN EXPENSES	23,381	26,819

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

EXPENDITURES - MAINT

LAKE MAINTENANCE	27,066	24,359
LAKE BANK MAINTENANCE & RESTORATION	59,931	59,931
TIM OPERATIONS	22,387	25,307
BUILDING, BRIDGE, MONUMENT MAINTENAN	773	773
MAINTENANCE RESERVES	7,733	7,733
COMMUNITY AREA MAINTENANCE	12,373	11,754
DEVELOPMENT COORDINATOR	2,581	2,651
ELECTRIC	8,506	8,506
ENGINEERING	10,826	10,826
FIELD MANAGEMENT	19,690	20,221
FOUNTAIN MAINTENANCE & CHEMICALS	387	387
LANDSCAPING MAINTENANCE & MATERIALS	85,605	89,029
IRRIGATION	12,992	16,239
IRRIGATION PARTS & REPAIRS	6,186	3,897
SIDEWALK CLEANING	2,320	5,452
SIDEWALK REPAIR	4,640	4,640
SIGNAGE	773	773
STREETLIGHTS	4,640	4,640
STORMWATER MANAGEMENT	42,532	25,016
STORMWATER CAPITAL RESERVE	0	7,733
TREE/PLANT REPLACEMENT & TRIM	15,466	15,466
TOTAL MAINTENANCE EXPENSES	347,407	345,336
Total Expenditures	\$ 370,788	\$ 372,155
EXCESS / (SHORTFALL)	\$ 444,504	\$ 539,214
PAYMENT TO TRUSTEE	(387,191)	(475,142)
BALANCE	\$ 57,313	\$ 64,072
COUNTY APPRAISER & TAX COLLECTOR FEE	(28,657)	(32,036)
DISCOUNTS FOR EARLY PAYMENTS	(28,657)	(32,036)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	928,658	1,139,606
ON-ROLL ASSESSMENTS - ADMIN	68,314	79,409
ON-ROLL ASSESSMENTS - MAINT	547,703	507,911
ON-ROLL ASSESSMENTS - TIM	0	0
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	0
STORMWATER	213,295	238,890
OTHER INCOME	6,568	6,568
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,764,537	\$ 1,972,383
EXPENDITURES - ADMIN		
AUDIT	3,985	4,614
DISSEMINATION AGENT	0	0
DISTRICT COUNSEL MANAGEMENT	5,473	7,115
ASSESSMENT ROLL	16,913	17,370
DUES, LICENSES & FEES	1,095	1,095
ENGINEERING	211	211
GENERAL INSURANCE	10,400	10,400
WEB SITE MAINTENANCE	17,203	19,783
LEGAL ADVERTISING	903	903
MISCELLANEOUS	219	438
TRAVEL AND PER DIEM	219	219
OFFICE SUPPLIES	44	44
POSTAGE & SHIPPING	547	547
COPIES	55	55
SUPERVISOR FEES	328	328
TRUSTEE SERVICES	6,568	6,568
OFFICE RENT	1,970	2,305
CONTINUING DISCLOSURE FEE	2,956	7,300
TOTAL ADMIN EXPENSES	69,417	79,624

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

EXPENDITURES - MAINT

LAKE MAINTENANCE	59,722	53,750
LAKE BANK MAINTENANCE & RESTORATION	132,243	132,243
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENAN	1,706	1,706
MAINTENANCE RESERVES	17,064	17,064
COMMUNITY AREA MAINTENANCE	27,302	25,937
DEVELOPMENT COORDINATOR	5,696	5,850
ELECTRIC	18,770	18,770
ENGINEERING	23,889	23,889
FIELD MANAGEMENT	43,447	44,620
FOUNTAIN MAINTENANCE & CHEMICALS	853	853
LANDSCAPING MAINTENANCE & MATERIALS	188,894	196,449
IRRIGATION	28,667	35,833
IRRIGATION PARTS & REPAIRS	13,651	8,600
SIDEWALK CLEANING	5,119	12,030
SIDEWALK REPAIR	10,238	10,238
SIGNAGE	1,706	1,706
STREETLIGHTS	10,238	10,238
STORMWATER MANAGEMENT	93,850	55,201
STORMWATER CAPITAL RESERVE	0	17,064
TREE/PLANT REPLACEMENT & TRIM	34,127	34,127
TOTAL MAINTENANCE EXPENSES	717,181	706,168
Total Expenditures	\$ 786,598	\$ 785,792
EXCESS / (SHORTFALL)	\$ 977,939	\$ 1,186,591
PAYMENT TO TRUSTEE	(854,365)	(1,048,437)
BALANCE	\$ 123,574	\$ 138,154
COUNTY APPRAISER & TAX COLLECTOR FEE	(61,787)	(69,077)
DISCOUNTS FOR EARLY PAYMENTS	(61,787)	(69,077)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	1,025,363	1,258,278
ON-ROLL ASSESSMENTS - ADMIN	69,137	80,366
ON-ROLL ASSESSMENTS - MAINT	604,738	560,802
ON-ROLL ASSESSMENTS - TIM	0	0
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	0
STORMWATER	235,506	263,767
OTHER INCOME	6,647	6,647
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,941,392	\$ 2,169,860
EXPENDITURES - ADMIN		
AUDIT	4,033	4,670
DISSEMINATION AGENT	0	0
DISTRICT COUNSEL	5,539	7,201
MANAGEMENT	17,117	17,579
ASSESSMENT ROLL	1,108	1,108
DUES, LICENSES & FEES	213	213
ENGINEERING	10,525	10,525
GENERAL INSURANCE	17,410	20,022
WEB SITE MAINTENANCE	914	914
LEGAL ADVERTISING	222	443
MISCELLANEOUS	222	222
TRAVEL AND PER DIEM	44	44
OFFICE SUPPLIES	554	554
POSTAGE & SHIPPING	55	55
COPIES	332	332
SUPERVISOR FEES	6,647	6,647
TRUSTEE SERVICES	1,994	2,333
OFFICE RENT	2,991	7,388
CONTINUING DISCLOSURE FEE	332	332
TOTAL ADMIN EXPENSES	70,254	80,584

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

EXPENDITURES - MAINT

LAKE MAINTENANCE	65,942	59,347
LAKE BANK MAINTENANCE & RESTORATION	146,014	146,014
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENAN	1,884	1,884
MAINTENANCE RESERVES	18,840	18,840
COMMUNITY AREA MAINTENANCE	30,145	28,638
DEVELOPMENT COORDINATOR	6,289	6,459
ELECTRIC	20,725	20,725
ENGINEERING	26,377	26,377
FIELD MANAGEMENT	47,971	49,266
FOUNTAIN MAINTENANCE & CHEMICALS	942	942
LANDSCAPING MAINTENANCE & MATERIALS	208,564	216,907
IRRIGATION	31,652	39,565
IRRIGATION PARTS & REPAIRS	15,072	9,496
SIDEWALK CLEANING	5,652	13,283
SIDEWALK REPAIR	11,304	11,304
SIGNAGE	1,884	1,884
STREETLIGHTS	11,304	11,304
STORMWATER MANAGEMENT	103,623	60,949
STORMWATER CAPITAL RESERVE	0	18,840
TREE/PLANT REPLACEMENT & TRIM	37,681	37,681
TOTAL MAINTENANCE EXPENSES	791,865	779,704
Total Expenditures	\$ 862,118	\$ 860,288
EXCESS / (SHORTFALL)	\$ 1,079,273	\$ 1,309,572
PAYMENT TO TRUSTEE	(943,334)	(1,157,616)
BALANCE	\$ 135,939	\$ 151,956
COUNTY APPRAISER & TAX COLLECTOR FEE	(67,970)	(75,978)
DISCOUNTS FOR EARLY PAYMENTS	(67,970)	(75,978)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	1,023,771	1,256,325
ON-ROLL ASSESSMENTS - ADMIN	69,137	80,366
ON-ROLL ASSESSMENTS - MAINT	603,799	559,931
ON-ROLL ASSESSMENTS - TIM	0	0
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	0
STORMWATER	235,140	263,357
OTHER INCOME	6,647	6,647
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,938,495	\$ 2,166,626
EXPENDITURES - ADMIN		
AUDIT	4,033	4,670
DISSEMINATION AGENT	0	0
DISTRICT COUNSEL	5,539	7,201
MANAGEMENT	17,117	17,579
ASSESSMENT ROLL	1,108	1,108
DUES, LICENSES & FEES	213	213
ENGINEERING	10,525	10,525
GENERAL INSURANCE	17,410	20,022
WEB SITE MAINTENANCE	914	914
LEGAL ADVERTISING	222	443
MISCELLANEOUS	222	222
TRAVEL AND PER DIEM	44	44
OFFICE SUPPLIES	554	554
POSTAGE & SHIPPING	55	55
COPIES	332	332
SUPERVISOR FEES	6,647	6,647
TRUSTEE SERVICES	1,994	2,333
OFFICE RENT	2,991	7,388
CONTINUING DISCLOSURE FEE	332	332
TOTAL ADMIN EXPENSES	70,254	80,584

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #5
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

EXPENDITURES - MAINT

LAKE MAINTENANCE	65,839	59,255
LAKE BANK MAINTENANCE & RESTORATION	145,787	145,787
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENAN	1,881	1,881
MAINTENANCE RESERVES	18,811	18,811
COMMUNITY AREA MAINTENANCE	30,098	28,593
DEVELOPMENT COORDINATOR	6,280	6,449
ELECTRIC	20,692	20,692
ENGINEERING	26,336	26,336
FIELD MANAGEMENT	47,896	49,190
FOUNTAIN MAINTENANCE & CHEMICALS	941	941
LANDSCAPING MAINTENANCE & MATERIALS	208,240	216,570
IRRIGATION	31,603	39,504
IRRIGATION PARTS & REPAIRS	15,049	9,481
SIDEWALK CLEANING	5,643	13,262
SIDEWALK REPAIR	11,287	11,287
SIGNAGE	1,881	1,881
STREETLIGHTS	11,287	11,287
STORMWATER MANAGEMENT	103,462	60,854
STORMWATER CAPITAL RESERVE	0	18,811
TREE/PLANT REPLACEMENT & TRIM	37,622	37,622
TOTAL MAINTENANCE EXPENSES	790,635	778,494

Total Expenditures	\$ 860,889	\$ 859,078
EXCESS / (SHORTFALL)	\$ 1,077,606	\$ 1,307,548
PAYMENT TO TRUSTEE	(941,870)	(1,155,819)
BALANCE	\$ 135,737	\$ 151,730
COUNTY APPRAISER & TAX COLLECTOR FEE	(67,868)	(75,865)
DISCOUNTS FOR EARLY PAYMENTS	(67,868)	(75,865)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	972,747	1,193,710
ON-ROLL ASSESSMENTS - ADMIN	62,877	73,089
ON-ROLL ASSESSMENTS - MAINT	573,706	532,025
ON-ROLL ASSESSMENTS - TIM	0	0
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	0
STORMWATER	223,421	250,232
OTHER INCOME	6,045	6,045
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,838,797	\$ 2,055,101
EXPENDITURES - ADMIN		
AUDIT	3,668	4,247
DISSEMINATION AGENT	0	0
DISTRICT COUNSEL	5,038	6,549
MANAGEMENT	15,567	15,987
ASSESSMENT ROLL	1,008	1,008
DUES, LICENSES & FEES	194	194
ENGINEERING	9,572	9,572
GENERAL INSURANCE	15,834	18,209
WEB SITE MAINTENANCE	831	831
LEGAL ADVERTISING	202	403
MISCELLANEOUS	202	202
TRAVEL AND PER DIEM	40	40
OFFICE SUPPLIES	504	504
POSTAGE & SHIPPING	50	50
COPIES	302	302
SUPERVISOR FEES	6,045	6,045
TRUSTEE SERVICES	1,814	2,122
OFFICE RENT	2,720	6,719
CONTINUING DISCLOSURE FEE	302	302
TOTAL ADMIN EXPENSES	63,892	73,287

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

EXPENDITURES - MAINT

LAKE MAINTENANCE	62,558	56,302
LAKE BANK MAINTENANCE & RESTORATION	138,521	138,521
TIM OPERATIONS	0	0
BUILDING, BRIDGE, MONUMENT MAINTENAN	1,787	1,787
MAINTENANCE RESERVES	17,874	17,874
COMMUNITY AREA MAINTENANCE	28,598	27,168
DEVELOPMENT COORDINATOR	5,967	6,128
ELECTRIC	19,661	19,661
ENGINEERING	25,023	25,023
FIELD MANAGEMENT	45,509	46,738
FOUNTAIN MAINTENANCE & CHEMICALS	894	894
LANDSCAPING MAINTENANCE & MATERIALS	197,862	205,776
IRRIGATION	30,028	37,535
IRRIGATION PARTS & REPAIRS	14,299	9,008
SIDEWALK CLEANING	5,362	12,601
SIDEWALK REPAIR	10,724	10,724
SIGNAGE	1,787	1,787
STREETLIGHTS	10,724	10,724
STORMWATER MANAGEMENT	98,305	57,821
STORMWATER CAPITAL RESERVE	0	17,874
TREE/PLANT REPLACEMENT & TRIM	35,747	35,747
TOTAL MAINTENANCE EXPENSES	751,231	739,694

Total Expenditures	\$ 815,123	\$ 812,982
EXCESS / (SHORTFALL)	\$ 1,023,674	\$ 1,242,119
PAYMENT TO TRUSTEE	(894,928)	(1,098,214)
BALANCE	\$ 128,746	\$ 143,906
COUNTY APPRAISER & TAX COLLECTOR FEE	(64,373)	(71,953)
DISCOUNTS FOR EARLY PAYMENTS	(64,373)	(71,953)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	176,610	216,728
ON-ROLL ASSESSMENTS - ADMIN	81,713	94,984
ON-ROLL ASSESSMENTS - MAINT	302,352	96,594
ON-ROLL ASSESSMENTS - TIM	86,418	97,690
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	198,191
STORMWATER	40,564	45,432
OTHER INCOME	7,856	7,856
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 695,514	\$ 757,475
EXPENDITURES - ADMIN		
AUDIT	4,766	5,519
DISSEMINATION AGENT	0	0
DISTRICT COUNSEL MANAGEMENT	6,547	8,511
ASSESSMENT ROLL	20,230	20,776
DUES, LICENSES & FEES	1,309	1,309
ENGINEERING	252	252
GENERAL INSURANCE	12,439	12,439
WEB SITE MAINTENANCE	20,577	23,664
LEGAL ADVERTISING	1,080	1,080
MISCELLANEOUS	262	524
TRAVEL AND PER DIEM	262	262
OFFICE SUPPLIES	52	52
POSTAGE & SHIPPING	655	655
COPIES	65	65
SUPERVISOR FEES	393	393
TRUSTEE SERVICES	7,856	7,856
OFFICE RENT	2,357	2,758
CONTINUING DISCLOSURE FEE	3,535	8,732
TOTAL ADMIN EXPENSES	83,032	95,242

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

EXPENDITURES - MAINT

LAKE MAINTENANCE	11,358	10,222
LAKE BANK MAINTENANCE & RESTORATION	25,150	25,150
TIM OPERATIONS	79,504	89,875
BUILDING, BRIDGE, MONUMENT MAINTENAN	325	325
MAINTENANCE RESERVES	3,245	3,245
COMMUNITY AREA MAINTENANCE	5,192	4,933
DEVELOPMENT COORDINATOR	1,083	1,113
ELECTRIC	3,570	3,570
ENGINEERING	4,543	4,543
FIELD MANAGEMENT	8,263	8,486
FOUNTAIN MAINTENANCE & CHEMICALS	162	162
LANDSCAPING MAINTENANCE & MATERIALS	35,923	37,360
IRRIGATION WATER (WESTERN GROVE)	182,336	182,336
IRRIGATION	5,452	6,815
IRRIGATION PARTS & REPAIRS	2,596	1,636
SIDEWALK CLEANING	974	2,288
SIDEWALK REPAIR	1,947	1,947
SIGNAGE	325	325
STREETLIGHTS	1,947	1,947
STORMWATER MANAGEMENT	17,848	10,498
STORMWATER CAPITAL RESERVE	0	3,245
TREE/PLANT REPLACEMENT & TRIM	6,490	6,490
TOTAL MAINTENANCE EXPENSES	398,233	406,508
Total Expenditures	\$ 481,265	\$ 501,750
EXCESS / (SHORTFALL)	\$ 214,249	\$ 255,725
PAYMENT TO TRUSTEE	(162,482)	(199,390)
BALANCE	\$ 51,768	\$ 56,335
COUNTY APPRAISER & TAX COLLECTOR FEE	(25,884)	(28,167)
DISCOUNTS FOR EARLY PAYMENTS	(25,884)	(28,167)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	518,545	636,335
ON-ROLL ASSESSMENTS - ADMIN	54,915	63,833
ON-ROLL ASSESSMENTS - MAINT	887,736	283,608
ON-ROLL ASSESSMENTS - TIM	58,077	65,652
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	581,909
STORMWATER	119,100	133,392
OTHER INCOME	5,280	5,280
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 1,643,652	\$ 1,770,008
EXPENDITURES - ADMIN		
AUDIT	3,203	3,709
DISSEMINATION AGENT	0	0
DISTRICT COUNSEL	4,400	5,720
MANAGEMENT	13,596	13,963
ASSESSMENT ROLL	880	880
DUES, LICENSES & FEES	169	169
ENGINEERING	8,360	8,360
GENERAL INSURANCE	13,829	15,903
WEB SITE MAINTENANCE	726	726
LEGAL ADVERTISING	176	352
MISCELLANEOUS	176	176
TRAVEL AND PER DIEM	35	35
OFFICE SUPPLIES	440	440
POSTAGE & SHIPPING	44	44
COPIES	264	264
SUPERVISOR FEES	5,280	5,280
TRUSTEE SERVICES	1,584	1,853
OFFICE RENT	2,376	5,869
CONTINUING DISCLOSURE FEE	264	264
TOTAL ADMIN EXPENSES	55,801	64,007

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

EXPENDITURES - MAINT

LAKE MAINTENANCE	33,348	30,013
LAKE BANK MAINTENANCE & RESTORATION	73,842	73,842
TIM OPERATIONS	53,430	60,400
BUILDING, BRIDGE, MONUMENT MAINTENAN	953	953
MAINTENANCE RESERVES	9,528	9,528
COMMUNITY AREA MAINTENANCE	15,245	14,483
DEVELOPMENT COORDINATOR	3,181	3,267
ELECTRIC	10,481	10,481
ENGINEERING	13,339	13,339
FIELD MANAGEMENT	24,260	24,915
FOUNTAIN MAINTENANCE & CHEMICALS	476	476
LANDSCAPING MAINTENANCE & MATERIALS	105,475	109,694
IRRIGATION WATER (WESTERN GROVE)	535,356	535,356
IRRIGATION	16,007	20,009
IRRIGATION PARTS & REPAIRS	7,622	4,802
SIDEWALK CLEANING	2,858	6,717
SIDEWALK REPAIR	5,717	5,717
SIGNAGE	953	953
STREETLIGHTS	5,717	5,717
STORMWATER MANAGEMENT	52,404	30,823
STORMWATER CAPITAL RESERVE	0	9,528
TREE/PLANT REPLACEMENT & TRIM	19,056	19,056
TOTAL MAINTENANCE EXPENSES	989,247	990,067
Total Expenditures	\$ 1,045,048	\$ 1,054,073
EXCESS / (SHORTFALL)	\$ 598,604	\$ 715,935
PAYMENT TO TRUSTEE	(477,062)	(585,428)
BALANCE	\$ 121,542	\$ 130,507
COUNTY APPRAISER & TAX COLLECTOR FEE	(60,771)	(65,253)
DISCOUNTS FOR EARLY PAYMENTS	(60,771)	(65,253)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	273,164	335,214
ON-ROLL ASSESSMENTS - ADMIN	35,969	41,811
ON-ROLL ASSESSMENTS - MAINT	467,650	149,402
ON-ROLL ASSESSMENTS - TIM	38,040	43,002
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	306,543
STORMWATER	62,740	70,269
OTHER INCOME	3,458	3,458
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 881,022	\$ 949,700
EXPENDITURES - ADMIN		
AUDIT	2,098	2,430
DISSEMINATION AGENT	0	0
DISTRICT COUNSEL MANAGEMENT	2,882	3,746
ASSESSMENT ROLL	8,905	9,146
DUES, LICENSES & FEES	576	576
ENGINEERING	111	111
GENERAL INSURANCE	5,476	5,476
WEB SITE MAINTENANCE	9,058	10,417
LEGAL ADVERTISING	476	476
MISCELLANEOUS	115	231
TRAVEL AND PER DIEM	115	115
OFFICE SUPPLIES	23	23
POSTAGE & SHIPPING	288	288
COPIES	29	29
SUPERVISOR FEES	173	173
TRUSTEE SERVICES	3,458	3,458
OFFICE RENT	1,037	1,214
CONTINUING DISCLOSURE FEE	1,556	3,844
TOTAL ADMIN EXPENSES	36,550	41,924

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

EXPENDITURES - MAINT

LAKE MAINTENANCE	17,567	15,811
LAKE BANK MAINTENANCE & RESTORATION	38,899	38,899
TIM OPERATIONS	34,997	39,562
BUILDING, BRIDGE, MONUMENT MAINTENAN	502	502
MAINTENANCE RESERVES	5,019	5,019
COMMUNITY AREA MAINTENANCE	8,031	7,629
DEVELOPMENT COORDINATOR	1,676	1,721
ELECTRIC	5,521	5,521
ENGINEERING	7,027	7,027
FIELD MANAGEMENT	12,780	13,125
FOUNTAIN MAINTENANCE & CHEMICALS	251	251
LANDSCAPING MAINTENANCE & MATERIALS	55,563	57,785
IRRIGATION WATER (WESTERN GROVE)	282,020	282,020
IRRIGATION	8,432	10,540
IRRIGATION PARTS & REPAIRS	4,015	2,530
SIDEWALK CLEANING	1,506	3,539
SIDEWALK REPAIR	3,012	3,012
SIGNAGE	502	502
STREETLIGHTS	3,012	3,012
STORMWATER MANAGEMENT	27,606	16,237
STORMWATER CAPITAL RESERVE	0	5,019
TREE/PLANT REPLACEMENT & TRIM	10,038	10,038
TOTAL MAINTENANCE EXPENSES	527,975	529,301
Total Expenditures	\$ 564,525	\$ 571,225
EXCESS / (SHORTFALL)	\$ 316,497	\$ 378,475
PAYMENT TO TRUSTEE	(251,311)	(308,397)
BALANCE	\$ 65,186	\$ 70,078
COUNTY APPRAISER & TAX COLLECTOR FEE	(32,593)	(35,039)
DISCOUNTS FOR EARLY PAYMENTS	(32,593)	(35,039)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

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

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	85,589	105,030
ON-ROLL ASSESSMENTS - ADMIN	150,191	174,584
ON-ROLL ASSESSMENTS - MAINT	146,525	46,811
ON-ROLL ASSESSMENTS - TIM	158,839	179,557
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	96,047
STORMWATER	19,658	22,017
OTHER INCOME	14,440	14,440
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 575,243	\$ 638,487
EXPENDITURES - ADMIN		
AUDIT	8,760	10,145
DISSEMINATION AGENT	0	0
DISTRICT COUNSEL MANAGEMENT	12,034	15,644
ASSESSMENT ROLL	37,184	38,188
DUES, LICENSES & FEES	2,407	2,407
ENGINEERING	463	463
GENERAL INSURANCE	22,864	22,864
WEB SITE MAINTENANCE	37,822	43,495
LEGAL ADVERTISING	1,986	1,986
MISCELLANEOUS	481	963
TRAVEL AND PER DIEM	481	481
OFFICE SUPPLIES	96	96
POSTAGE & SHIPPING	1,203	1,203
COPIES	120	120
SUPERVISOR FEES	722	722
TRUSTEE SERVICES	14,440	14,440
OFFICE RENT	4,332	5,069
CONTINUING DISCLOSURE FEE	6,498	16,050
TOTAL ADMIN EXPENSES	152,616	175,058

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

EXPENDITURES - MAINT

LAKE MAINTENANCE	5,504	4,954
LAKE BANK MAINTENANCE & RESTORATION	12,188	12,188
TIM OPERATIONS	146,132	165,193
BUILDING, BRIDGE, MONUMENT MAINTENAN	157	157
MAINTENANCE RESERVES	1,573	1,573
COMMUNITY AREA MAINTENANCE	2,516	2,390
DEVELOPMENT COORDINATOR	525	539
ELECTRIC	1,730	1,730
ENGINEERING	2,202	2,202
FIELD MANAGEMENT	4,004	4,112
FOUNTAIN MAINTENANCE & CHEMICALS	79	79
LANDSCAPING MAINTENANCE & MATERIALS	17,409	18,106
IRRIGATION WATER (WESTERN GROVE)	88,363	88,363
IRRIGATION	2,642	3,303
IRRIGATION PARTS & REPAIRS	1,258	793
SIDEWALK CLEANING	472	1,109
SIDEWALK REPAIR	944	944
SIGNAGE	157	157
STREETLIGHTS	944	944
STORMWATER MANAGEMENT	8,650	5,087
STORMWATER CAPITAL RESERVE	0	1,573
TREE/PLANT REPLACEMENT & TRIM	3,145	3,145
TOTAL MAINTENANCE EXPENSES	300,594	318,639
Total Expenditures	\$ 453,210	\$ 493,697
EXCESS / (SHORTFALL)	\$ 122,033	\$ 144,790
PAYMENT TO TRUSTEE	(78,742)	(96,628)
BALANCE	\$ 43,291	\$ 48,162
COUNTY APPRAISER & TAX COLLECTOR FEE	(21,646)	(24,081)
DISCOUNTS FOR EARLY PAYMENTS	(21,646)	(24,081)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

PROPOSED BUDGET
 TRADITION COMMUNITY DEVELOPMENT DISTRICT #11
 FISCAL YEAR 2026/2027
 OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2026/2027 FINAL BUDGET
REVENUES		
ON-ROLL ASSESSMENTS - Debt	12,098	14,846
ON-ROLL ASSESSMENTS - ADMIN	4,393	5,107
ON-ROLL ASSESSMENTS - MAINT	20,711	6,617
ON-ROLL ASSESSMENTS - TIM	4,646	5,252
ON-ROLL ASSESSMENTS - IRR WATER (WG)	0	13,576
STORMWATER	2,779	3,112
OTHER INCOME	422	422
DEVELOPER CONTRIBUTION - TIM	0	0
Total Revenues	\$ 45,049	\$ 48,931
EXPENDITURES - ADMIN		
AUDIT	256	297
DISSEMINATION AGENT	0	0
DISTRICT COUNSEL	352	458
MANAGEMENT	1,088	1,117
ASSESSMENT ROLL	70	70
DUES, LICENSES & FEES	14	14
ENGINEERING	669	669
GENERAL INSURANCE	1,106	1,272
WEB SITE MAINTENANCE	58	58
LEGAL ADVERTISING	14	28
MISCELLANEOUS	14	14
TRAVEL AND PER DIEM	3	3
OFFICE SUPPLIES	35	35
POSTAGE & SHIPPING	4	4
COPIES	21	21
SUPERVISOR FEES	422	422
TRUSTEE SERVICES	127	148
OFFICE RENT	190	469
CONTINUING DISCLOSURE FEE	21	21
TOTAL ADMIN EXPENSES	4,464	5,121

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT #11
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

EXPENDITURES - MAINT

LAKE MAINTENANCE	778	700
LAKE BANK MAINTENANCE & RESTORATION	1,723	1,723
TIM OPERATIONS	4,274	4,832
BUILDING, BRIDGE, MONUMENT MAINTENAN	22	22
MAINTENANCE RESERVES	222	222
COMMUNITY AREA MAINTENANCE	356	338
DEVELOPMENT COORDINATOR	74	76
ELECTRIC	245	245
ENGINEERING	311	311
FIELD MANAGEMENT	566	581
FOUNTAIN MAINTENANCE & CHEMICALS	11	11
LANDSCAPING MAINTENANCE & MATERIALS	2,461	2,559
IRRIGATION WATER (WESTERN GROVE)	12,490	12,490
IRRIGATION	373	467
IRRIGATION PARTS & REPAIRS	178	112
SIDEWALK CLEANING	67	157
SIDEWALK REPAIR	133	133
SIGNAGE	22	22
STREETLIGHTS	133	133
STORMWATER MANAGEMENT	1,223	719
STORMWATER CAPITAL RESERVE	0	222
TREE/PLANT REPLACEMENT & TRIM	445	445
TOTAL MAINTENANCE EXPENSES	26,107	26,521
Total Expenditures	\$ 30,571	\$ 31,642
EXCESS / (SHORTFALL)	\$ 14,478	\$ 17,290
PAYMENT TO TRUSTEE	(11,130)	(13,658)
BALANCE	\$ 3,348	\$ 3,632
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,674)	(1,816)
DISCOUNTS FOR EARLY PAYMENTS	(1,674)	(1,816)
NET EXCESS / (SHORTFALL)	\$ -	\$ -

**PROPOSED ASSESSMENT ALLOCATION
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2025/2026 Assessments	FISCAL YEAR 2026/2027 Final Assessments
CDD 1		
Single Family	\$ 562.50	\$ 560.85
Multi-Family	\$ 281.25	\$ 280.42
Commercial Sq. Ft	\$ 0.2250	\$ 0.2243
CDD 2		
Single Family	\$ 562.50	\$ 560.85
Multi-Family	\$ 281.25	\$ 280.42
Commercial Sq. Ft	\$ 0.2250	\$ 0.2243
CDD 3		
Single Family	\$ 455.16	\$ 439.51
Multi-Family	\$ 227.58	\$ 219.76
Commercial Sq. Ft	\$ 0.1821	\$ 0.1758
CDD 4		
Single Family	\$ 455.16	\$ 439.51
Multi-Family	\$ 227.58	\$ 219.76
Commercial Sq. Ft	\$ 0.1821	\$ 0.1758
CDD 5		
Single Family	\$ 455.16	\$ 439.51
Multi-Family	\$ 227.58	\$ 219.76
Commercial Sq. Ft	\$ 0.1821	\$ 0.1758
CDD 6		
Single Family	\$ 455.16	\$ 439.51
Multi-Family	\$ 227.58	\$ 219.76
Commercial Sq. Ft	\$ 0.1821	\$ 0.1758
CDD 7		
Single Family	\$ 969.46	\$ 967.80
Multi-Family	\$ 484.73	\$ 423.23
Commercial Sq. Ft	\$ 0.3882	\$ 0.3386
CDD 8		
Single Family	\$ 969.46	\$ 967.80
Multi-Family	\$ 484.73	\$ 423.23
Commercial Sq. Ft	\$ 0.3882	\$ 0.3386
CDD 9		
Single Family	\$ 969.46	\$ 967.80
Multi-Family	\$ 484.73	\$ 423.23
Commercial Sq. Ft	\$ 0.3882	\$ 0.3386
CDD 10		
Single Family	\$ 969.46	\$ 967.80
Multi-Family	\$ 484.73	\$ 423.23
Commercial Sq. Ft	\$ 0.3882	\$ 0.3386
CDD 11		
Single Family	\$ 969.46	\$ 967.80
Multi-Family	\$ 484.73	\$ 423.23
Commercial Sq. Ft	\$ 0.3882	\$ 0.3386

PROPOSED DEBT SERVICE BUDGET
TRADITION SERIES 2014 BOND
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

FISCAL YEAR
2026/2027
PROPOSED BUDGET

REVENUES

Interest Income		0
Net Debt Collections		4,036,102
Total Revenues	\$	4,036,102

EXPENDITURES

Principal Payments		2,640,000
Interest Payments		1,143,056
Miscellaneous / Extra Redemption		253,046
Total Expenditures	\$	4,036,102

Excess / (Shortfall)	\$	-
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Series 2014 Bond Information

Original Par Amount =	\$53,170,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	3.71%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2014		
Maturity Date =	May 2035		

ASSESSMENTS

Single Family - Per Unit	658.68	Budgeted
Multi-Family - Per Unit	360.05	Budgeted
Commercial- Per Square Foot	0.43656	Budgeted
Single Family - Per Unit	715.89	Grossed Up - Per Methodology
Multi-Family - Per Unit	391.31	Grossed Up - Per Methodology
Commercial- Per Square Foot	0.4745	Grossed Up - Per Methodology

PROPOSED DEBT SERVICE BUDGET
TRADITION SERIES 2021 BOND
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

FISCAL YEAR

2026/2027

PROPOSED BUDGET

REVENUES

Interest Income		0
Net Debt Collections		970,855
Total Revenues	\$	970,855

EXPENDITURES

Principal Payments		410,000
Interest Payments		560,720
Miscellaneous / Extra Redemption		135
Total Expenditures	\$	970,855

Excess / (Shortfall)	\$	-
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Series 2021 Bond Information

Original Par Amount =	\$17,755,000	Annual Principal Payments Due =	May 1st
Average Interest Rate =	3.09%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2021		
Maturity Date =	May 2052		

PROPOSED DEBT SERVICE BUDGET
TRADITION SERIES 2025 BOND
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

FISCAL YEAR

2026/2027

PROPOSED BUDGET

REVENUES

Capitalized Interest		0
Net Debt Collections		1,137,348
Total Revenues	\$	1,137,348

EXPENDITURES

Principal Payments (Begin May 2027)		240,000
Interest Payments		897,348
Miscellaneous / Extra Redemption		0
Total Expenditures	\$	1,137,348

Excess / (Shortfall)	\$	-
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Series 2025 Bond Information

Original Par Amount =	\$16,595,000	Annual Principal Payments Due =	May 1st
Avarege Interest Rate =	5.56%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2025		
Maturity Date =	May 2056		

PROPOSED BUDGET
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 2025/2026 6 Month Actuals - March 2026	FISCAL YEAR 2026/2027 FINAL BUDGET	COMMENTS
REVENUES				
SERVICE CHARGE - IRRIGATION	2,000,000	1,084,610	2,914,000	Projected
ENGINEERING REVENUE FEES	35,000	32,263	35,000	
Total Revenues	\$ 2,035,000	\$ 1,116,873	\$ 2,949,000	
EXPENSES				
FIELD OPERATIONS	0	0	0	No Change
TRUSTEE SERVICES	5,000	0	5,130	Inflation
MANAGEMENT	400,749	200,375	411,569	CPI Adjustment per contract
ENGINEERING	50,000	25,643	51,300	Inflation
PROFESSIONAL SERVICES, OTHER	5,000	3,196	5,200	Labor Inflation
DEVELOPMENT COORDINATOR	66,765	33,383	68,768	CPI Adjustment per contract
CITY FRANCHISE FEE	120,000	63,584	174,840	6% of Gross Receipts
CITY RECLAIMED WATER FEE	0	0	124,124	New Charge FY27
TRAVEL AND PER DIEM	400	30	410	No Change
TELEPHONE	1,930	0	1,980	No Change
POSTAGE AND SHIPPING	253	154	260	No Change
BANK FEES	1,250	0	1,283	No Change
BAD DEBT	60,000	0	87,420	3% of Gross Receipts
OFFICE SUPPLIES	250	118	257	No Change
FIELD SUPPLIES (OTHER)	2,000	0	2,052	No Change
DUES, LICENSES, FEES	2,300	0	2,360	No Change
VEHICLE, GAS, & REPAIR	1,000	0	1,040	No Change
ELECTRIC	110,250	62,644	115,763	5% Increase estimate
WATER	170	171	174	No Change
OTHER UTILITIES	1,550	0	1,590	No Change
GENERAL INSURANCE	24,267	0	27,907	15% Increase estimate
GENERAL REPAIR & MAINTENANCE	247,250	225,243	284,338	15% Increase estimate
LANDSCAPING MAINTENANCE & MATERIAL	11,000	0	11,286	No Change
HVAC	4,500	0	4,617	No Change
OTHER SYSTEM IMPROVEMENTS	125,000	0	156,250	25% Increase estimate
OPERATING RESERVES/MISC	100,000	1,139	125,000	25% Increase estimate
CONTINGENCY	76,091	0	78,069	
Total Expenses	\$ 1,416,975	\$ 615,679	\$ 1,742,986	
EXCESS / (SHORTFALL)	\$ 618,025	\$ 501,194	\$ 1,206,014	
PAYMENT TO TRUSTEE	(368,025)	(184,463)	(367,525)	
BALANCE	\$ 250,000	\$ 316,731	\$ 838,489	
CURRENT YEAR R&R EXPENSES	\$ 250,000	\$ -	\$ 400,000	
CONTRIBUTION/(WITHDRAWAL) TO R&R FUND	\$ -	\$ -	\$ 438,489	
NET INCOME	\$ -	\$ 316,731	\$ -	

PROPOSED DEBT SERVICE BUDGET
TRADITION IRRIGATION SERIES 2017 BOND
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

FISCAL YEAR

2026/2027

PROPOSED BUDGET

REVENUES

Transfer from Operating Fund 367,525

Total Revenues \$ **367,525**

EXPENDITURES

Principal Payments 140,000

Interest Payments 227,525

Total Expenditures \$ **367,525**

Excess / (Shortfall) \$ **-**

Series 2017 Bond Information

Original Par Amount = \$6,095,000

Issue Date = Oct 2017

Maturity Date = Oct 2047

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

Evaluator Scoring Sheet

Evaluator Name:
 Signature:

Date:
 Meeting Date:

EVALUATION CRITERIA	MAX POINTS	PROPOSER 1	PROPOSER 2	PROPOSER 3	PROPOSER 4	PROPOSER 5
Proposer Name (enter below):						
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	18.87	19.24	15.59	
<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:

TRADITION 1

COMMUNITY DEVELOPMENT DISTRICT

Request for Proposals for

Landscape & Irrigation Maintenance Services for Tradition Community Development District Nos. 1 through 11

St. Lucie County, Florida



Submitted by:



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May 22, 2026

Tradition 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, Tradition Community Development District Nos. 1-11

Dear Evaluation Committee,

Arazoza Brothers Corporation respectfully submits our proposal for Landscape & Irrigation Maintenance Services for Tradition Community Development District Nos. 1 through 11 in St. Lucie County, Florida. We appreciate the opportunity to be considered for this important maintenance program serving the 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 Tradition Community Development District Nos. 1 through 11 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



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.

Joe Sikora, 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. Sikora'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



Arazoza Brothers Corp.
LOCATIONS

Miami
7027 SW 87th Court
Miami, FL 33173

West Palm Beach
4362 Northlake Boulevard
Palm Beach Gardens, FL 33410

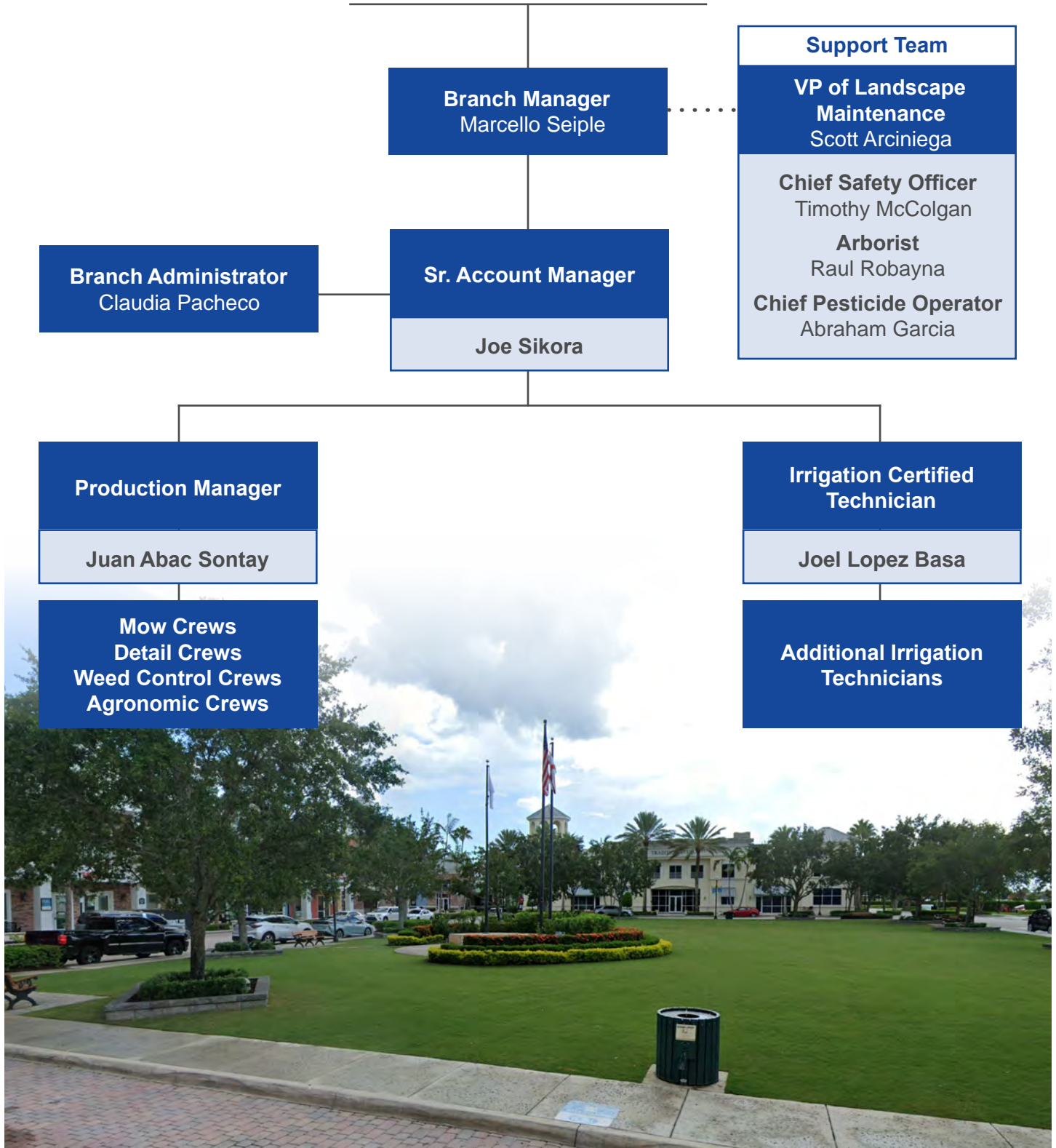
Orlando
110 Lee Street
Ocoee, FL 34761

Jacksonville
6668 Columbia Park Dr S.
Jacksonville, FL 32258

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

Organizational Chart

TRADITION 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

Joe Sikora

Senior Account Manager

Professional Qualifications

Ms. Sikora is an experienced operations and account management professional with a strong background in fleet management, logistics, and commercial landscape services, and ensuring compliance with safety and operational standards. His background includes payroll administration, vendor coordination, equipment and fleet maintenance, and direct client communication. With proven experience managing multimillion-dollar commercial account, leading field teams, and maintain high service levels, Mr. Sikora supports efficient operations, strong client relationships, and consistent service delivery.

Work History

Arazoza Brothers – Account Manager

February 2025 – Present

- Managed commercial and HOA landscape accounts, ensuring contract compliance, budget control, and high client satisfaction
- Conducted regular site inspections and client meetings to address service issues, identify needs, and maintain strong relationships
- Oversaw production teams and coordinated with operations staff to ensure quality, safety, and timely completion of services
- Prepared budgets, tracked labor and material costs, and managed P&L Performance for assigned accounts
- Identified and sold enhancement and ancillary services, contributing to revenue growth and long-term account retention

FedEx – Account Manager

April 2020 – February 2025

- Managed daily fleet operations, overseeing vehicle maintenance schedules, DOT compliance, and equipment safety to ensure uninterrupted services
- Supervised and coached delivery drivers, enforcing safety standards, uniform compliance, and performance expectations
- Planned and sequenced delivery routes, optimizing efficiency, productivity, and on-time performance using logistics software
- Coordinated dispatch operations and resolved delivery issues, including address corrections, business closures, pickups, and services exceptions
- Processed weekly payroll and reviewed vendor invoices, ensuring accuracy, cost control, and timely approvals

Brightview Landscaping – Account Manager

March 2015 – April 2020

- Managed a \$1.5M commercial landscaping portfolio, overseeing budgets, contract compliance, and overall client satisfaction
- Conducted regular site inspections and client meetings, providing reports to property managers, and board of directors
- Developed and sold enhancement and ancillary services, adding value to client properties while meeting revenue goals

YEARS OF EXPERIENCE

6 years

FIELD EXPERIENCE

Landscape Operations:

Lawn Care
Tree Care
Shrub Care
Site Care
Route Plans

Client Work:

Site Walks
Client Calls
Board Meets

Crews & Field:

Crew Leads
Safety Talks
Job Setup
Time Control
Equipment Care

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 Tradition Community Development District Nos. 1 through 11. 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 Tradition Community Development District Nos. 1 through 11.

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 Tradition Community Development District Nos. 1 through 11.



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



Tab 3

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

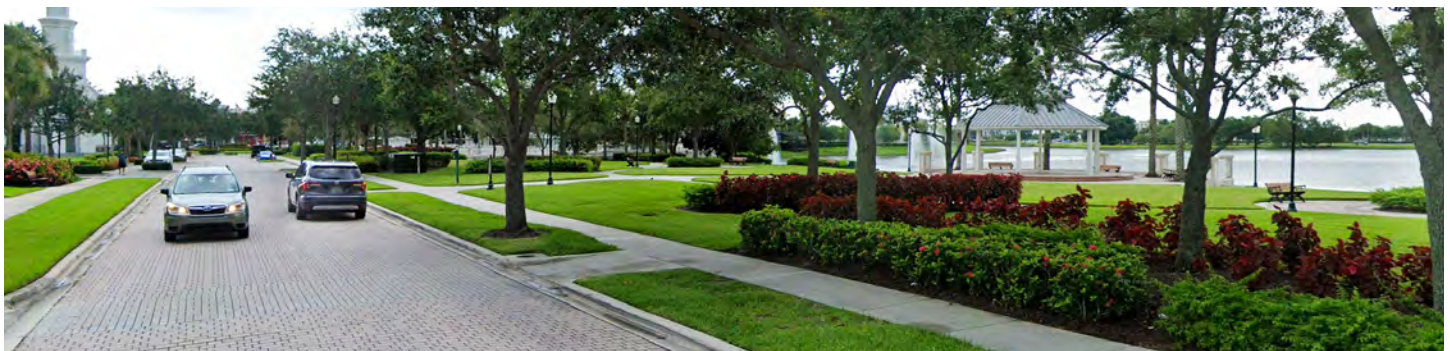
- Continue consistent communication process put in place to ensure a strong partnership
- Begin to identify enhancement needs throughout community
- Reevaluate routing and scheduling for potential improvements to best suite community needs
- Dial in and follow through with consistent scheduling, communication, 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	5	4	4	5	4	4	4	5	4	5	4	4	52		Included											
Litter Control Prior To Each Mow	5	4	4	5	4	4	4	5	4	5	4	4	52			Included										
Trim / Shrub Shearing	1	1	1	1	1	1	1	1	1	1	1	1	12				Included									
Weed control	2	2	2	2	3	4	4	5	4	4	2	2	36					Included								
Soft Edge	2	2	2	2	3	4	4	5	4	4	2	2	36						Included							
Hard Edging	2	2	2	2	3	4	4	5	4	2	2	2	34							Included						
Site Visits; Trash pick-up	1	1	1	1	1	1	1	1	1	1	1	1	12								Included					
Fertilization / IPM – Zoyzia (Founders Square)	1	1	1	1	1	1	1	1	1	1	1	1	12									Included				
Fertilization Granular – St Augustine			1				1			1			3										Included			
Fertilization Liquid – St Augustine					1								1											Included		
St Augustine Turf Pest Control – Arena			1	1			1	1					4												Included	
St Augustine Turf Weed Control – Pre-emergent Herbicide			1							1			2													Included
St Augustine Turf Weed Herbicide – Celcius					1				1				2													
Fire Ant Control – Topchoice			1						1				2	Included												
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	1	1	1	1	1	1	1	1	1	1	1	1	12			Included										
Ornamental Crown Clearing (1/3 internal branches)				1									1				Included									
Pruning and Shaping Shrubs “Housekeeping”	2	2	2	2	3	4	4	5	4	2	2	2	34					Included								
Ornamental and Tree Fertilization – Granular			1							1			2						Included							
Ornamental and Tree Fertilization – Liquid					1			1					2							Included						
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			Included										
Fertilization Palm Granular			1							1			2				Included									
Fertilization Palm Liquid					1			1					2					Included								
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															Per Request											
Non-Ornamental Tree Pruning																Per Request										
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		Included											
Management On Site (Daily)	5	4	4	5	4	4	5	4	4	5	4	4	52			Included										

Tradition Site Map

Exhibit B



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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td style="width: 70%;">INSURER A : FCCI Insurance Company</td> <td colspan="2" style="text-align: center;">10178</td> </tr> <tr> <td>INSURER B : Westchester Surplus Lines Insurance Company</td> <td colspan="2" style="text-align: center;">10172</td> </tr> <tr> <td>INSURER C :</td> <td colspan="2"></td> </tr> <tr> <td>INSURER D :</td> <td colspan="2"></td> </tr> <tr> <td>INSURER E :</td> <td colspan="2"></td> </tr> <tr> <td>INSURER F :</td> <td colspan="2"></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A : FCCI Insurance Company	10178		INSURER B : Westchester Surplus Lines Insurance Company	10172		INSURER C :			INSURER D :			INSURER E :			INSURER F :		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A : FCCI Insurance Company	10178																					
INSURER B : Westchester Surplus Lines Insurance Company	10172																					
INSURER C :																						
INSURER D :																						
INSURER E :																						
INSURER F :																						

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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> 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	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			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	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	\$ 1,000,000
							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 *Proof Of Insurance* XXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXX	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--

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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.

OWNER:

(Name, legal status and address)

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

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

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, TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

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 as a statutory bond and not as a common law bond.

Signed and sealed this 22nd day of May, 2026

Claudia Ponce
(Witness)

Natalia Arias
(Witness)

Arazoza Brothers Corporation
(Principal) *(Seal)*

By: [Signature]
(Title)

Great Midwest Insurance Company
(Surety) *(Seal)*

By: 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

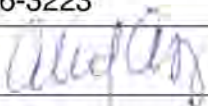
**PROPOSAL FORM
PROPOSAL SUMMARY SHEET**

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: <i>(Please provide an average of all five years of pricing)</i>	<u>\$ 1,542,832.80</u>
Annual Total, Year 1:	<u>\$ 1,461,924.00</u>
Annual Total, Year 2:	<u>\$ 1,505,772.00</u>
Annual Total, Year 3:	<u>\$ 1,550,940.00</u>
Annual Total, Year 4:	<u>\$ 1,581,948.00</u>
Annual Total, Year 5:	<u>\$ 1,613,580.00</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

Additional Support Documentation and Required Forms



Tab 6

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 Tradition 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 5/6/2026
- 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 22ND day of MAY, 2026.



CLAUDIA PACHECO
Commission # HH 692150
Expires June 25, 2029

Proposer: *Alberto Arazoza*
By: Alberto Arazoza
Title: President

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22 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.

Claudia Pacheco
Notary Public, State of Florida
Print Name: Claudia Pacheco
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>\$ 1,542,832.80</u>
Annual Total, Year 1:	<u>\$ 1,461,924.00</u>
Annual Total, Year 2:	<u>\$ 1,505,772.00</u>
Annual Total, Year 3:	<u>\$ 1,550,940.00</u>
Annual Total, Year 4:	<u>\$ 1,581,948.00</u>
Annual Total, Year 5:	<u>\$ 1,613,580.00</u>

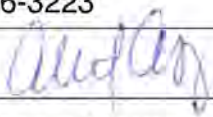
Following the expiration of the Landscape and Irrigation Maintenance Agreement's initial term and four annual renewals, the parties have the option to renew the agreement for additional one-year terms ("Additional Terms"). Adjustments to the annual fee schedule for the Additional Terms shall be based 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

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 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:

2 Supervisors, who will be onsite 5 days per week;
3 Technical personnel, who will be onsite 5 days per WEEK; and
18 Laborers, who will be onsite 5 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	Overight 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			

**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

**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 X
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 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 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 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*

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

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 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 ("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.

Proposer: _____
By: Alberto Arazoza
Title: President

STATE OF Florida
COUNTY OF Palm Beach



CLAUDIA PACHECO
Commission #FH 692150
Expires June 25, 2029

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 Personally Known as identification, and did or did not take the oath.

Notary Public, State of Florida
Print Name: Claudia Pacheco
Commission No.: FH 692150
My Commission Expires: 06/25/209

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

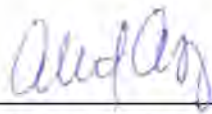
1. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida’s E- Verify law in order to enter into an agreement with a public employer.
2. Our firm is registered with and uses the United States Department of Homeland Security’s E-Verify system to verify the work 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 that 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

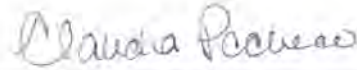
- inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
- Our firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable 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 Tradition 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 PACHECO
Commission # HH 692150
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>

Ron DeSantis, Governor Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

ARAZOZA, ALBERTO JOSE
ARAZOZA BROTHERS CORPORATION
7027 SW 87 COURT
MIAMI FL 33173

LICENSE NUMBER: CGC1506166
EXPIRATION DATE: AUGUST 31, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/07/2024
Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



The Florida Nursery, Growers & Landscape Association
Confers on

Eduardo Arazoza Sr.
C00148

The Title of
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 03/31/2028
Certified Since: 11/8/1996

Phil Buck, FNGLA President


Merry Mott, FNGLA Certification Director

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 04/19/2023
Trainer Name Date of Issue



Department of Environmental Protection

2600 Blair Stone Road, M.S. 3510
Tallahassee, Florida 32399-2400



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

GV30902

Certificate #

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

176

Larry D. Riley

87135

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
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



WILTON SIMPSON, COMMISSIONER

Signature of Certificate Holder
The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services

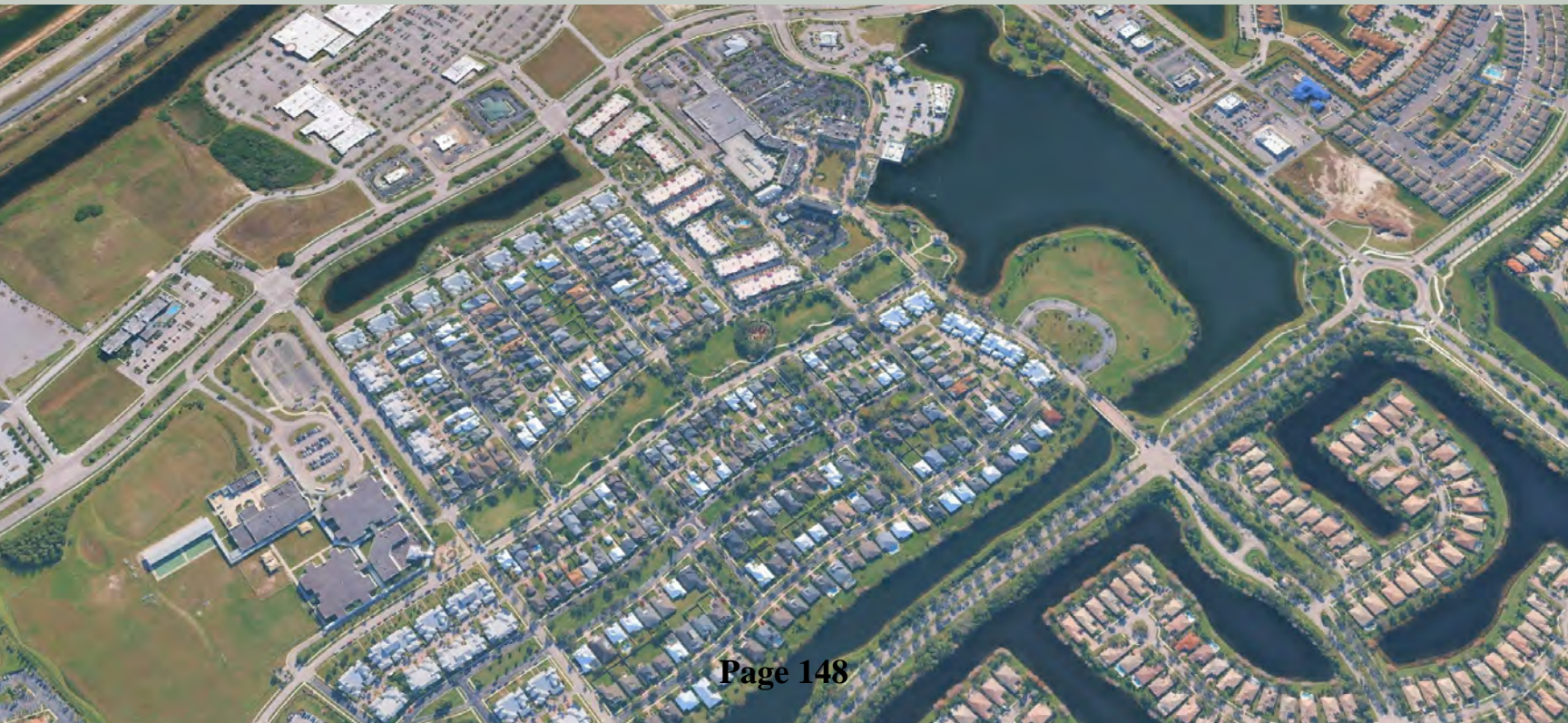
Category Key

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,

A handwritten signature in blue ink that reads "Shane Humble".

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**

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11
St. Lucie County, Florida**

PROJECT MANUAL
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**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1
REQUEST FOR PROPOSALS**

Landscape & Irrigation Maintenance Services
St. Lucie County, Florida

Notice is hereby given that the Tradition Community Development District No. 1 (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services for Tradition 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 11:00 a.m. This meeting will be held virtually. Prospective Proposers interested in attending the pre-bid meeting should reach out to John Gallagher at jgallagher@sdsinc.org to receive the virtual attendance information.

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 11:00 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 (Tradition 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 11:00 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 Tradition 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.Whefan@KutakRock.com.

Tradition Community Development District No. 1
Frank Sakuma, District Manager

II. INSTRUCTIONS TO PROPOSERS

TRADITION 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 11:00 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 11:00 a.m.	RFP Notice is issued and package available for pick-up or download (“Proposal Pick-Up Time”)
April 24, 2026 at 11:00 a.m.	Pre-Bid Meeting
May 15, 2026 at 5:00 p.m.	Deadline for questions.
May 22, 2026 at 11:00 a.m.	Proposals submittal deadline and public meeting to open bids
June 3, 2026 at 11:00 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 11:00 a.m. (EST) to be held virtually. Prospective Proposers interested in attending should reach out to John Gallagher at jgallagher@sdsinc.org 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.

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 11:00 a.m. (EST), at the Tradition 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

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 (Tradition 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 11:00 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

TRADITION 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 C.P.M., 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 Tradition 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.

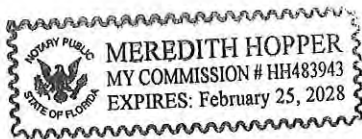
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

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:

**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: Complete Property Maintenance, Inc.
(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, 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: \$ 1,202,418
*(Please provide an average of
all five years of pricing)*

Annual Total, Year 1: \$ 1,155,276

Annual Total, Year 2: \$ 1,178,380

Annual Total, Year 3: \$ 1,201,946

Annual Total, Year 4: \$ 1,225,986

Annual Total, Year 5: \$ 1,250,506

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 5 days per Week; and
16 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 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: 100 %

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	50%, 3 days per week	4 years	12 years
Jose Plaza	Production Manager	Crew management, quality control, Safety protocol enforcement	Port St Lucie	100%, 5 days per week	3 years	8 years
Brian Fried	Safety Manager	Safety protocol training, crew safety reviews, weekly safety meetings	PSL, Jupiter	15%, 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

**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 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 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 Tradition 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**

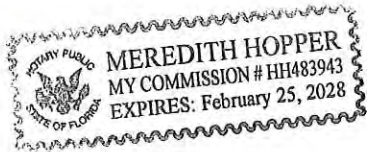
Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through III) on behalf of Complete Property Maintenance, Inc (“Proposer”) and declare that I have read the foregoing Proposal Form (including Parts I through 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 Hubble
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.

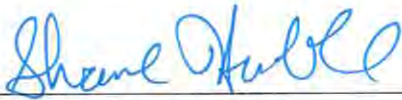
Non-Collusion

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.

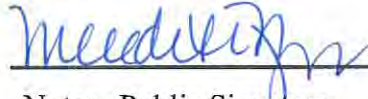
5. Our firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion 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 Tradition 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:

TRADITION 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 Tradition 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 (\$1,155,276) 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: Tradition 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: Shane 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 Tradition 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. Ornaments 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 TRADITION 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 TRADITION 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 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

<i>Tradition CDD</i>	<i>Annually</i>	<i>Per Service</i>
Mow Service x 34	\$342,652	\$10,078
Trim Service x 12	\$177,432	\$14,786
Weed Service x 12	\$259,224	\$21,602
Irrigation Wet Checks x 12	\$116,496	\$9,708
IPM Service x 12	\$105,552	\$8,796
Fertilization Turf x 4	\$91,392	\$22,848
Fertilization Shrub x 4	\$62,528	\$15,632
<i>Total</i>	\$1,155,276	
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:

TRADITION 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 I. 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

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 – 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.

**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.

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:
Tradition Community Development District No 1

Address:
C/O Special District Services, Inc.
10521 SW Village Cener 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 cancelation in the schedule above, we will mail notice of cancelation 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 cancelation in the schedule above before the effective date of cancelation.

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 

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:

Tradition Community Development District No 1

Address:

C/O Special District Services, Inc.

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

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:

Tradition Community Development District No 1

Address:

C/O Special District Services, Inc.

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

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".

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY
AGAINST OTHERS TO US (WAIVER OF SUBROGATION) –
AUTOMATIC**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us of Section IV – Conditions:**

We waive any right of recovery against any person or organization, because of any payment we make under this Coverage Part, to whom the insured has waived its right of recovery in a written contract or agreement. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

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.

**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".

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.	<p>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.)</p> <p>COMPLETE PROPERTY MAINTENANCE, INC</p>	
	<p>2 Business name/disregarded entity name, if different from above.</p>	
	<p>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.</p> <p><input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)</p> <p>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.</p> <p><input type="checkbox"/> Other (see instructions)</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p>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 <input type="checkbox"/></p>	
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>4101 VINKEMULDER ROAD</p>	Requester's name and address (optional)
	<p>6 City, state, and ZIP code</p> <p>COCONUT CREEK, FL 33073</p>	
	<p>7 List account number(s) here (optional)</p>	

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.

Social security number										
or										
Employer identification number										
5	9		-	1	7	9	3	8	3	6

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.

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person	Date
------------------	--------------------------	------

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):

Tradition 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)

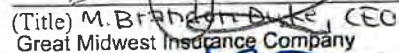
(Seal)



Juniper Landscaping of Florida, LLC

(Principal)

(Seal)


(Title) M. Brandon Duke, 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 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.

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 (“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 Tradition 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 13 day of May, 2026.

Proposer: Juniper Landscaping
By: [Signature]
Title: CEO

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of May, 2026, by M. 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

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: _____ **Juniper Landscaping of Florida LLC** _____
(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, Kyle McNamara REPRESENTING JUNIPER LANDSCAPING 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>1,249,908.22</u>
Annual Total, Year 1:	\$ <u>1,225,250.06</u>
Annual Total, Year 2:	\$ <u>1,225,250.06</u>
Annual Total, Year 3:	\$ <u>1,255,881.31</u>
Annual Total, Year 4:	\$ <u>1,255,881.31</u>
Annual Total, Year 5:	\$ <u>1,287,278.34</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: JUNIPER LANDSCAPING

ADDRESS: 4415 METRO PARKWAY SUITE 300 FT. MYERS, FLORIDA 33916

PHONE: 239-561-5980 FAX: _____

SIGNATURE: 

PRINTED NAME: Kyle McNamara

TITLE: Southeast Regional Operations Director

DATE: 5/22/2026

**PROPOSAL FORM
PART I – GENERAL INFORMATION**

• *Proposer General Information:*

Proposer Name JUNIPER LANDSCAPING

Street Address 4415 METRO PARKWAY SUITE 300

P. O. Box (if any) _____

City FT.MYERS State FLA Zip Code 33916

Telephone 239-561-5980 Fax no. N/A

1st Contact Name Kyle McNamara Title SE Regional Director

2nd Contact Name Frank Magana Title Branch Manager

Parent Company Name (if any) na

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

• *Company Standing:*

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

In what State was the Proposer organized? FLORIDA Date 2/6/2009

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>1M/\$2M</u>
Automobile Liability	\$ <u>1M/\$2M</u>
Workers Compensation	\$ <u>1MIL</u>
Expiration Date	<u>7/1/2026</u>

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

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 US-1

P. O. Box (if any) _____

City Fort Pierce State FL Zip Code 34946

Telephone 239.561.5980 Fax no. _____

1st Contact Name Kyle McNamara Title SE Regional Director

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;
 Technical personnel, who will be onsite 4 days per week; and
14 FTE's 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: Francisco Magana

Position / Certifications: Branch Manager/Certified Pest Control Operator

Duties / Responsibilities: Oversees Production %

of Time to Be Dedicated to This Project: 100 %

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: Maintenance

Duties / Responsibilities: Complete Landscape Maintenance

Dollar Amount of Contract: 925K text here

Proposer's Scope of Services for Project: Maintain Roadways,swales and medians,
Islands, easments and shrubs

Dates Serviced: Oct/23

- *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 NA

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:*
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
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: JUNIPER LANDSCAPING

DATE: 5/22/26

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Kyle McNamara	SE Regional Director	Oversees 4 Branches	Ft. Pierce	10%/1	5	25
Frank Magana	Branch Manager	Oversees Branch	Ft. Pierce	25%/2	2	20

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

PROPOSER: JUNIPER LANDSCAPING

DATE: 5/22/26

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
	See Attached Equipment List		

**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 mowing and detailing services.

Dates Serviced: 6.2020

- *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 the city. Complete landscape maintenance including mowing, trimming fertilization, IPM, and wet checks. 38 Mows, 12 Details, 12 Wet Checks, 3 Fertilizatio, 12 IPM

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

LANDSCAPE CONTRACTOR SERVICES INCLUDING MOWING, EDGING,
TRIMMING, IRRIGATION, PEST CONTROL, FERTILIZATION, TREE AND
PALM TRIMMING. Type text here

List of equipment used on site: Multiple trucks trailers gators,mowers,small engine equipment
trench machines

List of subcontractors used: NA

Is this a current contract? Yes No

Duration of contract: 5 years with 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 roadways work,swales
medians.

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing,
pest control, weed control, thatch removal, irrigation, etc.): FULL SERVICE
LANDSCAPE CONTRACTOR SERVICES INCLUDING MOWING, EDGING,
TRIMMING, IRRIGATION, PEST CONTROL, FERTILIZATION, TREE AND
PALM TRIMMING 36 Mows, 12 Details, 12 Wet Checks, 3 Fertilizations, 12 IPM

List of equipment used on site: Multiple trucks trailers gators,mowers,small engine equipment

List of subcontractors used: NA

Is this a current contract? Yes 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 Rogers Contact Phone: 772.521.5706

Project Type/Description: Complete Landscape Maintenance

Dollar Amount of Contract: 1,500.00

How was the project similar to this project? Roadways, Easments, Lots are maintained shrubs pruned, edge on concrete - weed control

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): FULL SERVICE LANDSCAPE CONTRACTOR SERVICES INCLUDING MOWING, EDGING, TRIMMING, IRRIGATION, PEST CONTROL, FERTILIZATION, TREE AND PALM TRIMMING

List of equipment used on site: 72" Stander Mowers, 61" mowers, 104" Hustler Mowers and 52" Stander -

List of subcontractors used: NA

Is this a current contract? Yes No

Duration of contract: 6th year

- (Information regarding similar projects – continued)

Project Name/Location: Cory Lakes CDD

Contact: John Hall Contact Phone: 813.924.4673

Project Type/Description: Landscape Maintenance

Dollar Amount of Contract: 356,200.00

How was the project similar to this project? Maintain Roadways,swales and medians, Islands, easments and shrubs

Your Company’s Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): FULL SERVICE LANDSCAPE CONTRACTOR SERVICES INCLUDING MOWING, EDGING, TRIMMING, IRRIGATION, PEST CONTROL, FERTILIZATION, TREE AND PALM TRIMMING

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: start date 12.1.2010

- *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: NA

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: NA

Dates Serviced: NA

Reason for Termination: NA

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

If yes, please describe each violation, fine, and resolution 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 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 If yes, please provide:

The names of the entities _____

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.*

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: NA

Describe the Nature of the Action: NA

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 () 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 13 day of May, 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 13 day of May, 2026, by M. 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) 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.

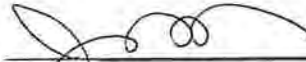
5. Our firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion 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 Tradition 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 13 May, 2026


Notary Public Signature

Notary Stamp

Tradition 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	\$12,359.92 Per Visit	\$321,357.92
---	---	---	---	---
General Mowing Services - Off Peak	January(2), February(2), March(2), April(2)	8 Visits	\$13,173.49 Per Visit	\$105,387.92
---	---	---	---	---
General Detailing Services - Peak	May, June, July, August September, October, November, December	8 Visits	\$35,323.47 Per Visit	\$282,587.76
---	---	---	---	---
General Detailing Services - Off Peak	January, February, March, April	4 Visits	\$26,520.51 Per Visit	\$106,082.04
---	---	---	---	---
Fertilization Program - Turf	Quarterly	4 Applications	\$29,799.12 Per Application	\$119,196.48

Service	Months Included	Frequency	Unit Cost	Annual Total
Fertilization Program - Shrub	Semi-Annual	2 Applications	\$7,398.89 Per Application	\$14,797.78
---	---	---	---	---
Insect & Disease Control - IPM	Monthly	12 Applications	\$10,392.64 Per Application	\$124,711.68
---	---	---	---	---
Irrigation Wet Checks	Monthly	12 Inspections	\$12,594.04 Per Inspection	\$151,128.48

Current Contract Total: \$1,225,250.06

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



ADDITIONAL REMARKS SCHEDULE

AGENCY MARSH USA LLC.		NAMED INSURED Juniper Landscaping of Florida, LLC 4415 Metro Pkwy Ste 300 Fort Myers, FL 33916-9425	
POLICY NUMBER		EFFECTIVE DATE:	
CARRIER	NAIC CODE		

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#: 01MRM0001043-00

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 Lawncare, 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

NAME JUNIPER LANDSCAPING OF FLORIDA LLC
MAILING ADDRESS STANLEY, DARRELL EUGENE - QUALIFIER, DUKE, MICHAEL B
4415 METRO PKWY STE 300
FT. MYERS, FL 33916

Paid 07/29/2025 40.00 000-00088986

ACCOUNT # 23327
RECEIPT # 4787
EXPIRES SEPTEMBER 30, 2026

AMOUNT	40.00
PENALTY	0.00
TRANSFER	0.00
TOTAL	40.00

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

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

Complete



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 (55') ^{65'}
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# L09000012442

Entity Name: JUNIPER LANDSCAPING OF FLORIDA, LLC

Current Principal Place of Business:

4415 METRO PARKWAY
STE 300
FT. MYERS, FL 33918

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 HAYS ST
TALLAHASSEE, FL 32301 US

FILED
Mar 12, 2025
Secretary of State
1890715636CC

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	Title	CORPORATE SECRETARY
Name	DUKE, MICHAEL B	Name	BARBER, JENNIFER
Address	4415 METRO PARKWAY STE 300	Address	4415 METRO PARKWAY STE 300
City-State-Zip:	FT. MYERS FL 33918	City-State-Zip:	FT. MYERS FL 33918

I hereby certify that the information indicated on this report or supplement 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 execute this report as required by Chapter 605, 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



[Department of State](#) > [Division of Corporations](#) > [Search Records](#) > [Search by Entity Name](#) >

[Previous On List](#) [Next On List](#) [Return to List](#)

Event: **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 STMNT OF RAIRO 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 NA	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*

 Chief, Bureau of Licensing and Enforcement


 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

\$ in thousands	As of March 31, 2026	As of March 31, 2025
	Actual (Unaudited)	Actual (Unaudited)
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

\$ in thousands	Month Ended Actual (Unaudited)	YTD 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 <u>Section 7.4</u> 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.

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.



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”

Chi Mulu

DR. CHRIS MARBLE
Associate Professor, UF/IFAS

September 20, 2024

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
“Masters of Lawn & Ornamental Pest Management”

DR. CHRISTOPHER MARBLE
ASSISTANT PROFESSOR, UF/IFAS

February 21, 2025

DATE

**Uniting Partners Through
Exceptional Landscape Services**



UNITED

Land Services

Tradition CDD

Tradition CDD



**Proposal
For
Landscape & Irrigation Maintenance**

5.22.26

Pricing Valid for 90 Days Upon Receipt

5.22.26

Tradition Community Development District

c/o Special District Services, Inc.

RE: Landscape Maintenance & Irrigation Proposal

Dear Tradition Community Development District Nos 1-11 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 Tradition 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 Sixteen (16) crew members in the growing season, Four (4) days each week. In the winter months we will have (14) 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 bend 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 with in 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.**

				
	 <p>UNITED Land Services</p> <p>Damien Boutiette Business Development Manager</p> <p>Phone: 561-701-0686 Email: dboutiette@unitedlandservices.com</p>			
				
				

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

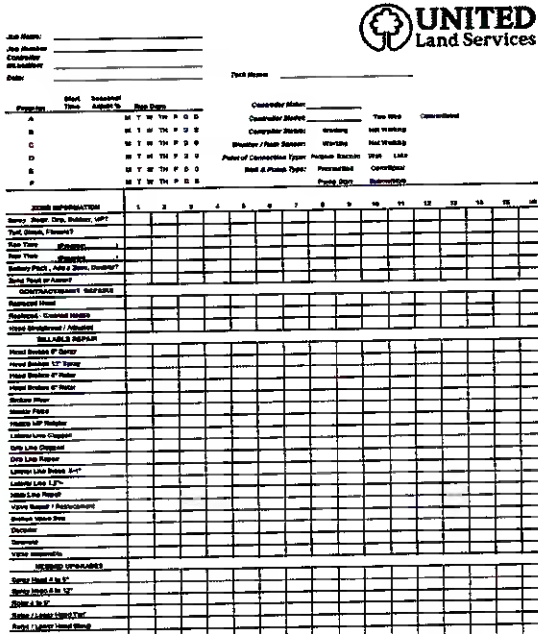
Services: Mowing, Irrigation Turf and Shrub Program. Annuals, Mulch and Palms are additional services provided upon approval.





Closing the Communication Gap

Alignment, Execution & Building Partnerships



Job Name: _____
 Job Number: _____
 Customer Account Number: _____
 Date: _____

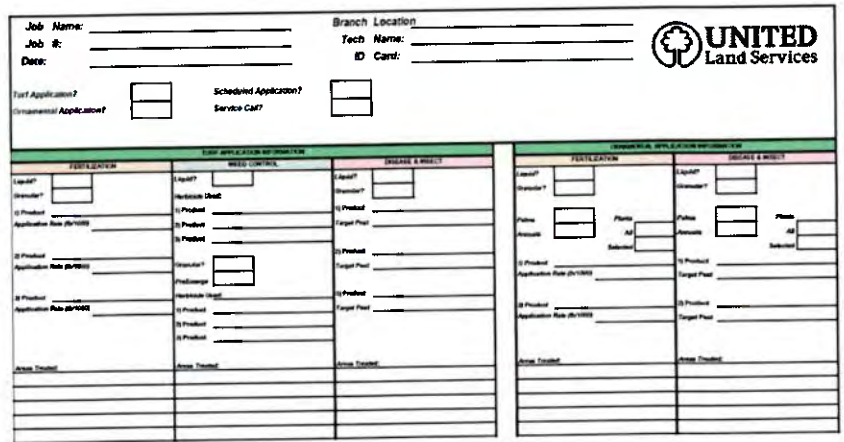
UNITED Land Services

Customer Name: _____
 Customer Street: _____
 Customer Phone: _____
 Point of Contact Name: _____
 Point of Contact Title: _____

Service Type: _____
 Service Area: _____

Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52		
Job Status																																																						

Agronomics and Irrigation Inspection Reports



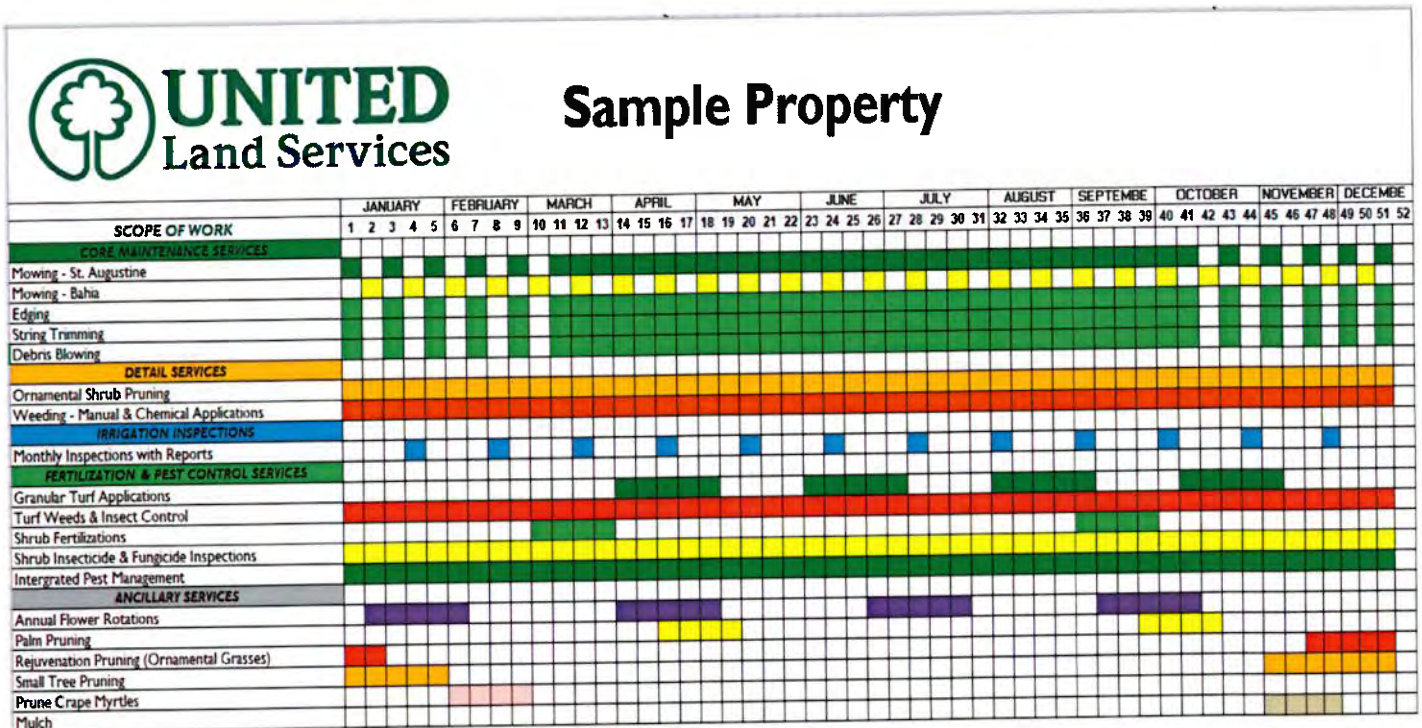
Job Name: _____ Branch Location: _____
 Job #: _____ Tech Name: _____
 Date: _____ ID Card: _____

UNITED Land Services

Turf Application? Scheduled Application?
 Ornamental Application? Service Call?

TURF APPLICATION INSPECTION				ORNAMENTAL APPLICATION INSPECTION			
FERTILIZATION	WEED CONTROL	DISEASE & INSECT	IRRIGATION	FERTILIZATION	DISEASE & INSECT	IRRIGATION	OTHER
Inspected? <input type="checkbox"/>	Inspected? <input type="checkbox"/>	Inspected? <input type="checkbox"/>	Inspected? <input type="checkbox"/>	Inspected? <input type="checkbox"/>	Inspected? <input type="checkbox"/>	Inspected? <input type="checkbox"/>	Inspected? <input type="checkbox"/>
Application Rate (lb/1000)	Application Rate (lb/1000)	Application Rate (lb/1000)	Application Rate (lb/1000)	Application Rate (lb/1000)	Application Rate (lb/1000)	Application Rate (lb/1000)	Application Rate (lb/1000)
Product	Product	Product	Product	Product	Product	Product	Product
Target Plant	Target Plant	Target Plant	Target Plant	Target Plant	Target Plant	Target Plant	Target Plant
Notes	Notes	Notes	Notes	Notes	Notes	Notes	Notes

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	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					
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.



Sample Property- 4/5/21, 8:52
AM

Bill (FGL), Tom (FGL)

Monday, April 5, 2021

Prepared For

11 Items Identified

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
- Pay Invoices
- View Proposals
- View Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders

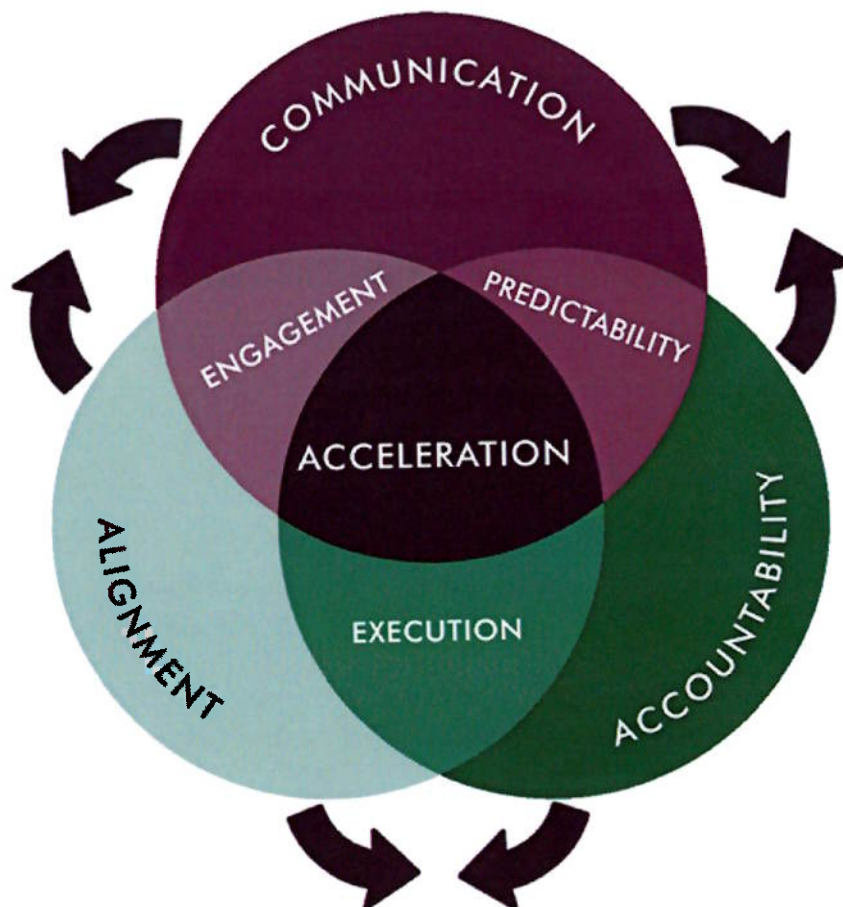
Closing the Communication Gap

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.

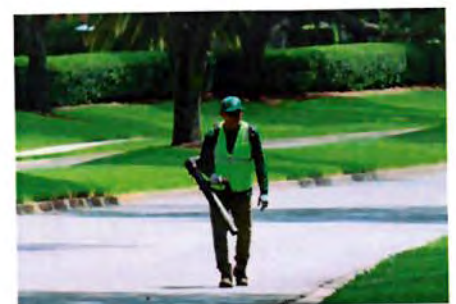
Services Offered & Approach

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.

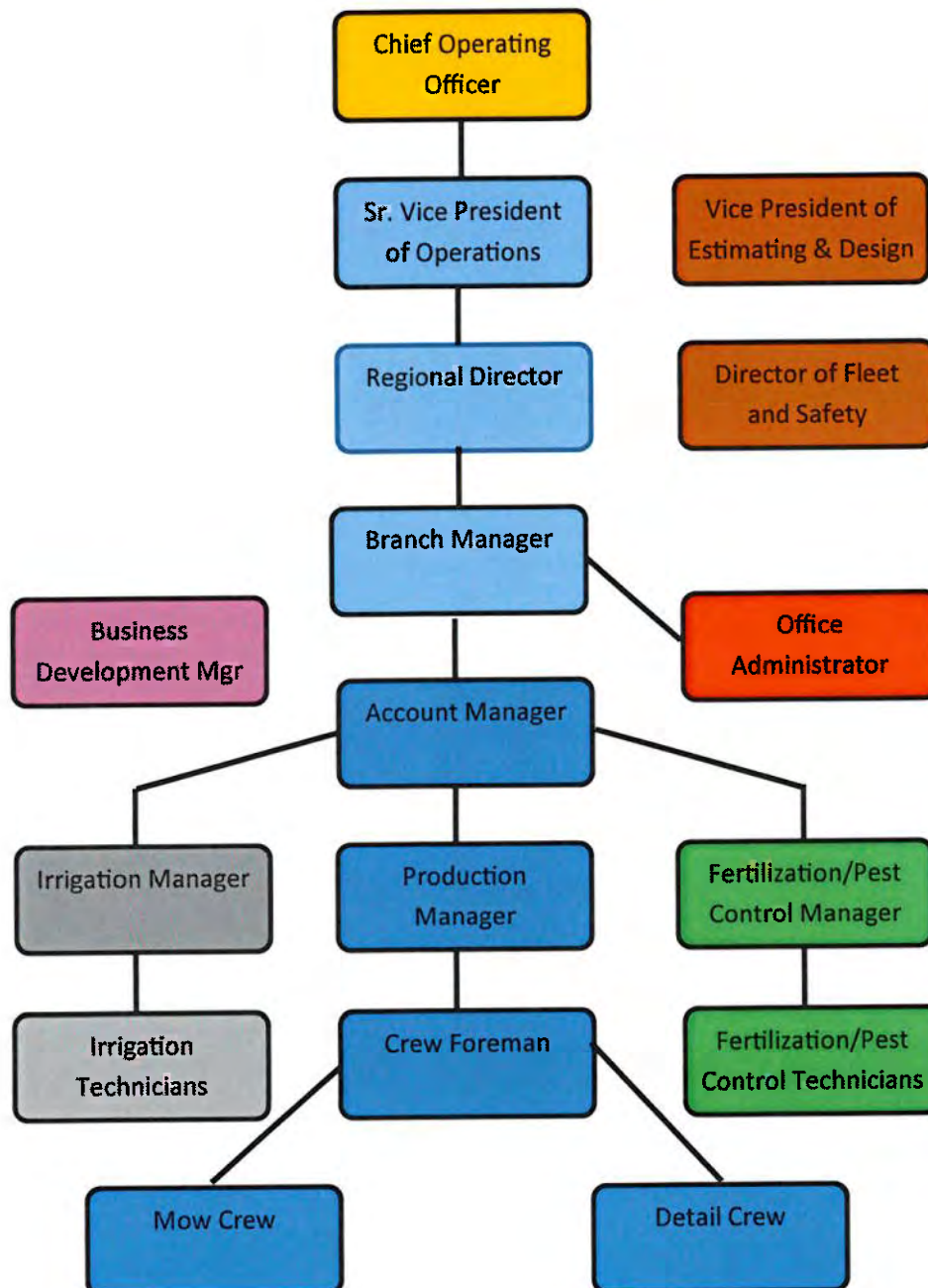


**Key Management
&
Personnel**

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 Lucas 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



Certification

Your Agronomics and Irrigation Specialists



State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: 2F187533
Joel Wintermiz

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 regarding the practice of Pest Control and imposing penalties for violation.





WILTON SIMPSON
Commissioner of Agriculture

Issue Date: 01/20/2023
Expiration Date: 04/01/2026



Donald Cope

Certificate: 605991
Has Completed a FDOT Approved Temporary Traffic Control  anced

Issued: 02/10/2023
Expires: 02/10/2027
Training Provider: myTTOnline
83 Geneva Dr Suite 621394
Oviedo, FL 32762
Ph. 407-901-0206

Instructor: M. H.

Verify this Certificate at www.motacdmn.com



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BLANDFORD, ROBERT JOHN
UNITED LAND SERVICES OPERATING LLC
12274 SAN JOSE BLVD, SUITE 747
JACKSONVILLE FL 32224


LICENSE NUMBER: SCC131153481
EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com

ISSUED: 02/03/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.




The International Society of Arboriculture

Hereby Announces That
David J Rivers
Has Earned the Credential
ISA Certified Arborist®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Colin Wilson
Chairman
CEO & Executive Director

Issue Date	Expiration Date	FL-CMAA
7 Jun 2015	10 Jun 2023	FL-CMAA




STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date: April 1, 2022
File No.: LF323729
Expires: April 1, 2026

THE LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: April 1, 2026

KEELY HAVERLAND
10670 HERITAGE FARMS ROAD
LAKE WORTH, FL 33449

Nicole Fried
NICOLE "NIKKI" FRIED, COMMISSIONER

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Commercial Applicator
License # CM500175

Alcantara, Robert
1717 katherine ct
Lake Worth Beach, FL 33461

Categories: 3

Issued: 06/27/2025
Expires: 06/27/2029

Wilton Simpson
Signature of Licensee
WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

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 8.	<p>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.)</p> <p>Florida ULS Operating LLC</p>	
	<p>2 Business name/disregarded entity name, if different from above.</p> <p>United Land Services</p>	
	<p>3a Check the appropriate box for its federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S</p> <p>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.</p> <p><input type="checkbox"/> Other (see instructions)</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p>(Applies to accounts maintained outside the United States.)</p>
	<p>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. <input type="checkbox"/></p>	
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>12276 San Jose Blvd. Suite 747</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code</p> <p>Jacksonville, FL 32223</p>	
	<p>7 List account number(s) here (optional)</p>	

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										
<table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>										
or										
Employer identification number										
<table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 12.5%;">8</td> <td style="width: 12.5%;">5</td> <td style="width: 12.5%;">-</td> <td style="width: 12.5%;">2</td> <td style="width: 12.5%;">4</td> <td style="width: 12.5%;">9</td> <td style="width: 12.5%;">7</td> <td style="width: 12.5%;">9</td> <td style="width: 12.5%;">2</td> <td style="width: 12.5%;">5</td> </tr> </table>	8	5	-	2	4	9	7	9	2	5
8	5	-	2	4	9	7	9	2	5	

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person	Date 1/1/2026
------------------	--------------------------	----------------------

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 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 1066).

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



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

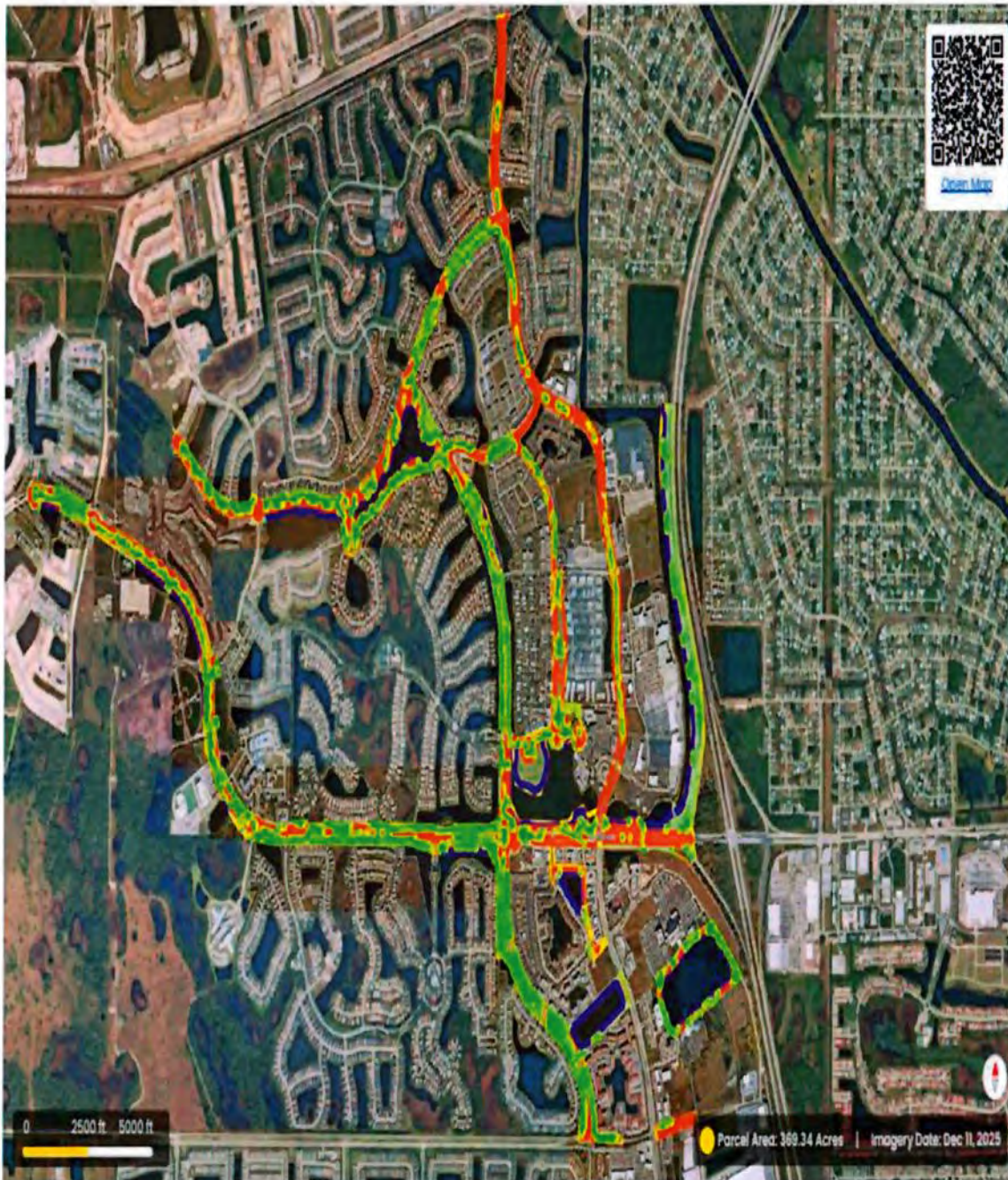
- a. We will provide extra/special services based on agreement and specifications set forth by the Client

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	6,374,689.00 sf
	Mulch Beds	1,550,389.17 sf
	Soft Edge	132,830.36 ft
	Hard Edge	374,288.05 ft
	Flower Beds	2,098.80 sf
	Pond edge	37,294.95 ft



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.	\$ 62,851.66	\$754,219.90
Irrigation Inspections- (12) times per year Includes Adjusting Heads and Nozzles. Seasonal Clock Adjustments. Monthly Reports	\$11,384.21	\$136,610.52
Fertilization & Chemical Treatments Includes Turf (11) and Shrub (4) and Palm (4)-Fertilization, weed & Pest Control Applications.	\$25,793.13	\$309,517.58
Total for Landscape Maintenance	\$ 100,029.00	\$1,200,348.00

<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

TRADITION 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 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 Tradition 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.

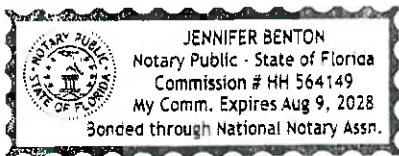
Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this 12th day of May, 2026.

Proposer: United Land Services
By: Danica Benton
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 Danica Benton of United Land Services who is personally known to me or who has produced as identification, and did or did not take the oath.



Jennifer Benton
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:

**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: Florida ULS Operating, LLC DBA United Land Services,
LLC _____ (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, 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: <i>(Please provide an average of all five years of pricing)</i>	<u>\$1,274,562.10</u>
Annual Total, Year 1:	<u>\$1,200,348.00</u>
Annual Total, Year 2:	<u>\$1,236,358.44</u>
Annual Total, Year 3:	<u>\$1,273,449.19</u>
Annual Total, Year 4:	<u>\$1,311,652.66</u>
Annual Total, Year 5:	<u>\$1,351,002.24</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: 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

**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) N/A

City Jacksonville State Florida Telephone 904-829-9255 Zip Code 32223

1st Contact Name Jason Ackman Title VP Maintenance Fax no. _____

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. N/A

City Jacksonville State Florida Telephone 904-829-9255 Zip Code 32223

1st Contact Name Ray Leach CEO Fax no. _____

2nd Contact Name Donnie Cope 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) N/A

City Fort Pierce State FL 352-664-7801 Zip Code 34982

Telephone 1st Contact Name Anthony Hudson Regional Manager South

VP Ops 2nd Contact Name Karl Rybinski 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
14-16 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: 70%

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

Project Name/Location: Veranda Gardens

Contact: Sylvia Wilcox

Phone: Upon request

Project Type/Description: Similiar SPark

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 to 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 N/A

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: 5.12.26

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
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 DBA United Land Services, LLC

DATE: 5.12.26

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
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	50% 2	3	30
Felix Martinez	Account Mgr	Overseas Site/crews	Ft. Pierce	100% 5	6mo	14
Jacob Lesarez	IR Tech	Overseas IR for project	Ft. Pierce	100% 5	3	7
Angel Negron	Fert/Chem Mgr	Overseas Fert/Chem	Ft. Pierce	70% 4	3	15

Equipment List 2026

Name	Type	Brand	Model
31197	Blower	Scag	Windstorm - W523-378V- EFI
31429	Fert/Chem Sprayer	Steel Green	SG36
31408	Fert/Chem Sprayer	Steel Green	SG52
3814	Fert/Chem Sprayer	Z Spray	Z55260XL
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" - VXS730GKA52400
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

Vehicle list 2026

<u>Vehicle Name</u>	<u>Vehicle Type</u>	<u>Asset No.</u>	<u>Make</u>	<u>Model</u>	<u>Year</u>	<u>VIN</u>
1873 - CHRIS HUESCAS	Car	1873	CHEVROLET	Silverado	2023	3GCPAAED3PG358101
1818 - KARL RYBINSKI	Van		GMC	Sierra 1500	2021	3GTP8CEK1MG381829
10088	Pickup/Light Trucks		CHEVROLET	Silverado HD	2025	1GC4ALE74SF227651
1856	Van		NISSAN	NV	2018	1N6BF0LY2JN808604
10050	Heavy Trucks		CHEVROLET	4500HG	2024	54DCDW1D1RS206169
1883	Car		ISUZU	NRR	2025	54DE5J1D1SSR02626
1866	Car		GMC	Savana	2024	1GTW7AFP3R1102237
1296	Car	1296	ISUZU	NPR/NPR-HD	2015	54DC4J1B5FS802754
1874 - FELIX LUCAS MARTINEZ	Pickup/Light Trucks	1874	CHEVROLET	Silverado	2023	3GCPAAED2PG357554
1585	Pickup/Light Trucks	1585	CHEVROLET	Silverado HD	2023	2GC1YLE7XP1711496
1328	Pickup/Light Trucks	1328	ISUZU	NPR-HD	2023	54DC4J1DXPS206543
1440	Flat Bed	1440	GMC	Sierra HD	2023	1GT49SEY2PF217929
1465	Pickup/Light Trucks	1465	CHEVROLET	Silverado HD	2023	1GC2WLE71PF184497
1877	Heavy Trucks	1877	ISUZU	NPR-HD	2024	54DC4J1D6RS214612
1000	Van	1000	CHEVROLET	Express	2020	1GAZGPPG9L1146789
10089	Pickup/Light Trucks		GMC	Savana	2023	1GTW7AFP0P1147066
1876	Pickup/Light Trucks	1876	GMC	Savana	2022	1GTW7AFPXN1272279
1745	Car	1745	CHEVROLET	Silverado LTD	2022	1GCUYDED5N2167115
1782	Car	1782	ISUZU	NPR-HD	2024	54DC4W1D5RS204571
1786	Heavy Trucks	1786	ISUZU	NPR-HD	2024	54DC4J1D3RS205527
1870	Heavy Trucks	1870	CHEVROLET	Silverado HD	2024	1GC1WLE78RF285308
1317 - CHRIS SPAIN	Pickup/Light Trucks	1317	CHEVROLET	Silverado	2023	2GCUDEDEXP1100601
1564- BRIAN HOLMGREN	Pickup/Light Trucks	1564	CHEVROLET	Silverado HD	2024	1GC3WLE73RF153694
1878	Heavy Trucks	1878	ISUZU	NPR-HD	2024	54DC4J1D1RS212735
1545	Pickup/Light Trucks	1545	CHEVROLET	Silverado HD	2023	2GC1YMEY9P1719958
1299	Heavy Trucks	1299	ISUZU	NPR-HD	2020	54DC4J1D8LS208639
10087	Heavy Trucks		ISUZU	NPR-HD	2024	54DC4J1D2RS221282

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 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 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 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.

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: 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 No*

If yes, please describe each violation, fine, and resolution Failure to ensure use of fall protection in an aerial lift. \$7,500. Classified as "Less Than Serious" . Increased safety program for 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 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 *If yes, please provide:*

The names of the entities N/A

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 Boutiette

STATE OF Florida
COUNTY OF Broward

Title: Business Development Manager

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 Boutiette of United Land Services who is personally known to me or who has produced as identification, and did or did not take the oath.



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

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.)

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.

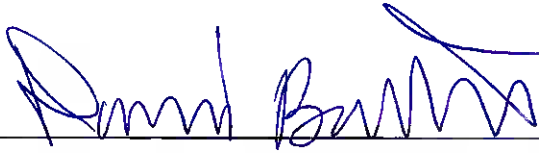
Non-Collusion

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 Tradition 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.

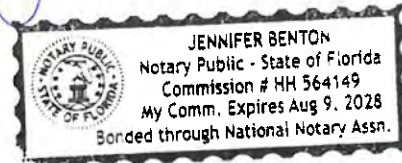


Signature of Authorized Signatory of Proposer

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 Tradition 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	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 TRADITION 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 TRADITION 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 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 Proposal Summary Form
See investment page breakdown
in ULS section]

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

10521 SW Village Center Dr., Suite #203
Port St. Lucie, FL 34987

**Addendum No. 1 to the
Tradition Community Development District Nos. 1-11
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 Tradition Community Development Districts Nos. 1-11 (the “**Districts**”) Request for Proposal for Landscape & Irrigation Maintenance Services Maintenance Services (the “**RFP**”), authorized for pick-up by the Tradition 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.

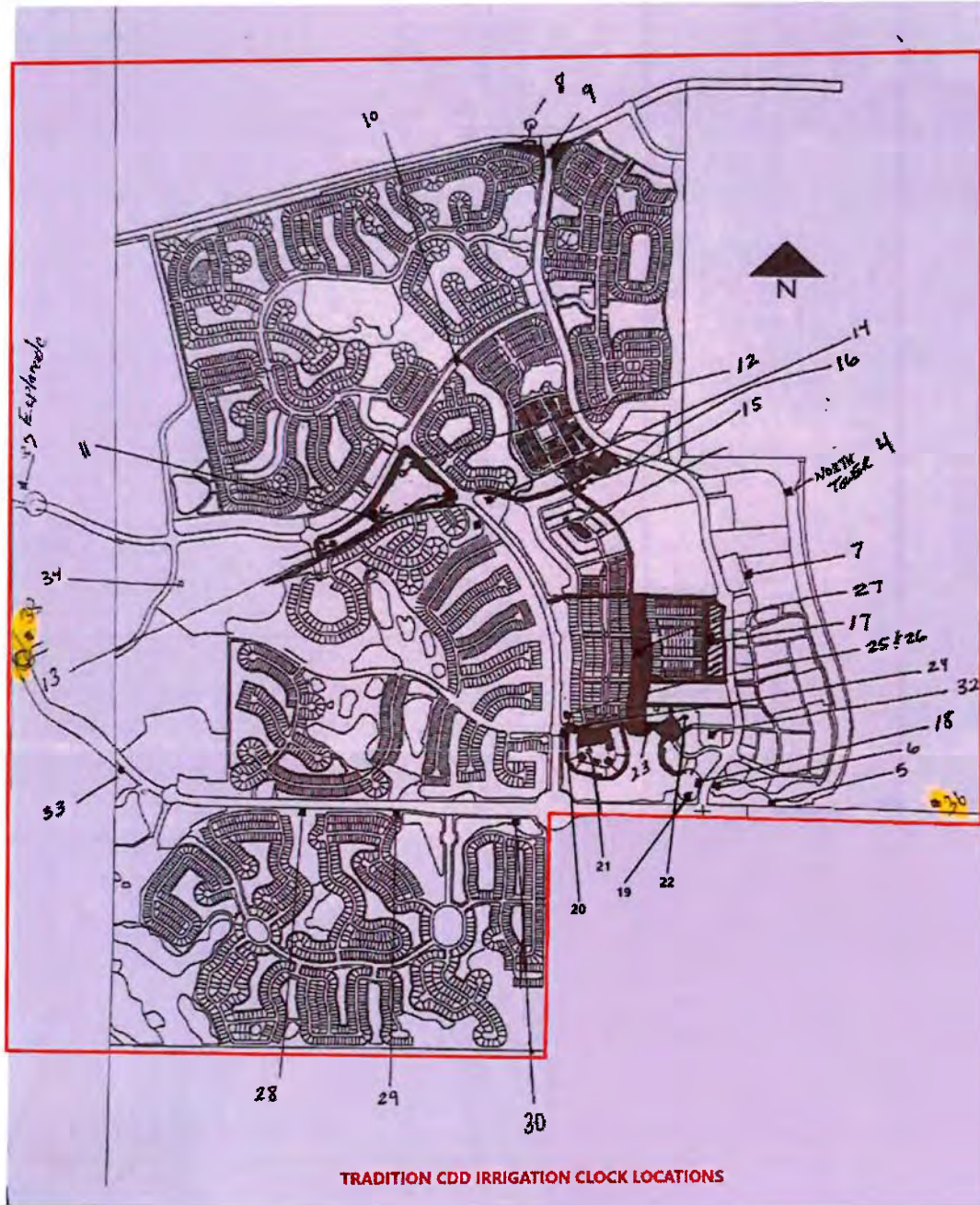
Any Proposer wishing to protest any or all of the matters contained or addressed in this addendum shall file a notice of protest with the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, FL 34987, Attention: John Gallagher, in writing within 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.

A handwritten signature in blue ink, consisting of several loops and a final flourish, located in the bottom right corner of the page.

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.

Exhibit B

43 Extended South Side of Cassinon to end of South Fence Line South edge of Lot 16 Area of South Side.
44 Added Irregular Plot area.
45 Copied out overlay of bottom of this map as it is contained in the Southern Grove Map.



A handwritten signature in blue ink, located in the bottom right corner of the page.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

10521 SW Village Center Dr., Suite #203
Port St. Lucie, FL 34987

**Addendum No. 2 to the
Tradition Community Development District Nos. 1-11
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 Tradition Community Development Districts Nos. 1-11 (the “**Districts**”) Request for Proposal for Landscape & Irrigation Maintenance Services Maintenance Services (the “**RFP**”), authorized for pick-up by the Tradition 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:

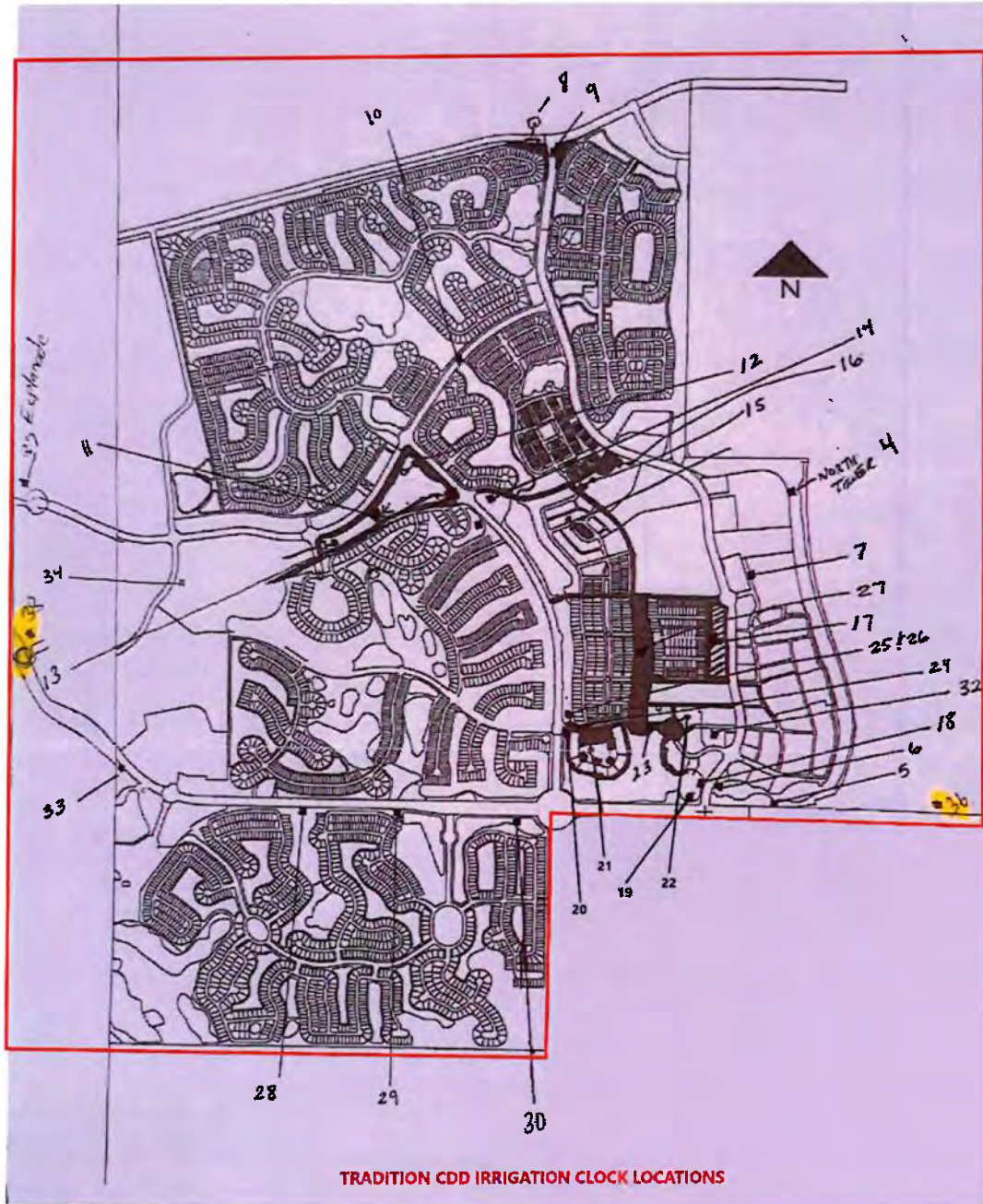
1. Bidder must submit two (2) copies of their proposal: one (1) hard copy, and one (1) PDF file on a flash drive.
2. The District cannot schedule a site drive-through with any of the vendors. All submissions must be based on the maintenance maps and other site specific information included in the Project 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 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.

Exhibit B



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)

Tradition Community Development District Nos 1-11
10521 SW Village Center Drive
Port St. Lucie, FL 34987

BOND AMOUNT: \$ 25,000.00

PROJECT:

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

Landscape and Irrigation Maintenance Services for Tradition Community Development District Nos 1-11

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. Kawlocki
James H. Kawlocki, Vice President

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Julian M. Mendoza
Julian 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

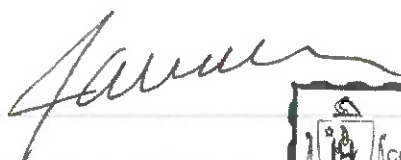
Reserve for Unearned Premiums.....	\$	2,581,837,191
Reserve for Loss and Loss Expense.....	\$	5,197,561,025
Reserve for Taxes.....	\$	14,527,726
Funds Held Under Reinsurance Treaties.....	\$	1,440,729
Reserve for all Other Liabilities.....	\$	592,107,679
Capital Stock - \$1.00 Par.....	\$	5,000,000
Net 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>

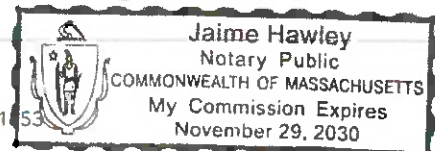
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF WORCESTER

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





Tradition Community Development Districts #1-11

**Financial Report
Fiscal Year 2025/2026
October 1, 2025 - April 30, 2026**

FINANCIAL REPORT
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 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	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - Debt	5,442,345	5,132,851	94%	
ON-ROLL ASSESSMENTS - ADMIN	624,049	600,831	96%	
ON-ROLL ASSESSMENTS - MAINT	4,406,047	4,242,117	96%	
ON-ROLL ASSESSMENTS - TIM	375,000	361,048	96%	
STORMWATER	1,250,000	1,445,800	116%	
OTHER INCOME	60,000	605,425	1009%	Includes SG TIM allocation, Interest income, Eng. Rev Fees, etc.
BOND PREPAYMENTS	0	18,536	0%	
RESERVE FUND TRANSFER	0	0	0%	
Total Revenues	\$ 12,157,440	\$ 12,406,608	102%	
EXPENDITURES - ADMIN				
AUDIT	36,400	0	0%	
DISSEMINATION AGENT	0	0	0%	
DISTRICT COUNSEL	50,000	41,921	84%	
MANAGEMENT	154,500	90,125	58%	
ASSESSMENT ROLL	10,000	0	0%	
DUES, LICENSES & FEES	1,925	2,200	114%	
ENGINEERING	95,000	162,111	171%	
GENERAL INSURANCE	157,150	137,816	88%	
WEB SITE MAINTENANCE	8,250	4,813	58%	
LEGAL ADVERTISING	2,000	4,338	217%	
MISCELLANEOUS	2,000	113	6%	
TRAVEL AND PER DIEM	400	76	19%	
OFFICE SUPPLIES	5,000	8,338	167%	
POSTAGE & SHIPPING	500	(467)	-93%	
COPIES	3,000	0	0%	
SUPERVISOR FEES	60,000	22,264	37%	
TRUSTEE SERVICES	18,000	0	0%	
OFFICE RENT	27,000	325,195	1204%	Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue
CONTINUING DISCLOSURE FEE	3,000	1,999	67%	
TOTAL ADMIN EXPENSES	634,125	800,842		
EXPENDITURES - MAINT				
LAKE MAINTENANCE	350,000	53,086	15%	
LAKE BANK MAINTENANCE & RESTORATION	775,000	0	0%	
TIM OPERATIONS	345,000	401,912	116%	Includes SG allocation which is offset by billing SG. Reflected in Other Income Revenue
BUILDING, BRIDGE, MONUMENT MAINTENAN (FKA CONTINGENCY) - MAINT RESERVES	10,000	0	0%	
COMMUNITY AREA MAINTENANCE	100,000	0	0%	
DEVELOPMENT COORDINATOR	160,000	102,541	64%	Includes wet checks, truck, ebikes, bridge work, etc
ELECTRIC	33,382	19,473	58%	
ENGINEERING	110,000	58,311	53%	
FIELD MANAGEMENT	140,000	0	0%	
FOUNTAIN MAINTENANCE & CHEMICALS	254,616	148,526	58%	
LANDSCAPING MAINTENANCE & MATERIALS	5,000	780	16%	
IRRIGATION WATER (WESTERN GROVE)	1,107,000	644,515	58%	
IRRIGATION	1,100,565	0	0%	
IRRIGATION PARTS & REPAIRS	168,000	97,813	58%	
SIDEWALK CLEANING	80,000	24,547	31%	
SIDEWALK REPAIR	30,000	55,364	185%	
SIGNAGE	60,000	159,028	265%	
STREETLIGHTS	10,000	4,934	49%	
STORMWATER MANAGEMENT	60,000	90,646	151%	
TREE/PLANT REPLACEMENT & TRIM	550,000	141,357	26%	
TOTAL MAINTENANCE EXPENSES	200,000	0	0%	
Total Expenditures	\$ 6,282,688	\$ 2,803,673	45%	
EXCESS / (SHORTFALL)	\$ 5,874,752	\$ 9,602,935	163%	
PAYMENT TO TRUSTEE	(5,006,957)	(4,836,395)	97%	
PREPAYMENTS TO TRUSTEE	-	(18,536)		
BALANCE	\$ 867,795	\$ 4,748,004		
COUNTY APPRAISER & TAX COLLECTOR FEE	(433,898)	(416,121)	96%	
DISCOUNTS FOR EARLY PAYMENTS	(433,898)	(397,175)	92%	
NET EXCESS / (SHORTFALL)	\$ -	\$ 3,934,708		

Tradition CDD No. 1
Balance Sheet
 As of April 30, 2026

	Apr 30, 26
ASSETS	
Current Assets	
Checking/Savings	
01-1000 · Valley National 1157	5,622,205.46
Total Checking/Savings	5,622,205.46
Accounts Receivable	
11000 · Accounts Receivable	1,449,757.00
Total Accounts Receivable	1,449,757.00
Other Current Assets	
01-1208 · Due From Other Gov Units - Open	999.78
01-8154 · Deposits	200.00
Total Other Current Assets	1,199.78
Total Current Assets	7,073,162.24
Other Assets	
01-8122 · A/R St Lucie County Excess Fees	-18,711.00
Total Other Assets	-18,711.00
TOTAL ASSETS	7,054,451.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	187,835.56
Total Accounts Payable	187,835.56
Other Current Liabilities	
01-2023 · Due To Other Funds	396,051.84
01-2025 · Deposits - Engr Deposit	36,142.33
01-2030 · Due to CDD2	-33,864.11
01-2031 · Due to CDD3	28,880.00
01-2032 · Due to CDD4	30,917.62
01-2033 · Due to CDD5	31,337.35
01-2034 · Due to CDD6	28,555.95
01-2035 · Due to CDD7	-97,796.71
01-2036 · Due to CDD8	-60,386.29
01-2037 · Due to CDD9	-43,511.69
01-2038 · Due to CDD10	-178,008.83
01-2039 · Due to CDD11	-30,961.10
01-2190 · Cash Exchange	184.70
01-3001 · Reserves	
01-2026 · Reserve - Lake Bank Restoratio	535,941.27
01-3010 · General Reserve - Signage	500,000.00
01-3020 · General Maintenance Reserves	269,000.00
Total 01-3001 · Reserves	1,304,941.27
Total Other Current Liabilities	1,412,482.33
Total Current Liabilities	1,600,317.89
Total Liabilities	1,600,317.89
Equity	
30000 · Opening Balance Equity	203,755.31
99-9999 · Retained Earnings	1,315,670.83
Net Income	3,934,707.21
Total Equity	5,454,133.35
TOTAL LIABILITIES & EQUITY	7,054,451.24

FINANCIAL REPORT
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION
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			
SERVICE CHARGE - IRRIGATION	2,000,000	1,265,563	63%
ENGINEERING REVENUE FEES/OTHER	35,000	32,274	92%
Total Revenues	\$ 2,035,000	\$ 1,297,837	64%
EXPENSES			
FIELD OPERATIONS	0	0	0%
TRUSTEE SERVICES	5,000	0	0%
MANAGEMENT	400,749	233,770	58%
ENGINEERING	50,000	25,643	51%
PROFESSIONAL SERVICES, OTHER	5,000	3,196	64%
DEVELOPMENT COORDINATOR	66,765	38,946	58%
CITY FRANCHISE FEE	120,000	96,100	80%
TRAVEL AND PER DIEM	400	30	7%
TELEPHONE	1,930	0	0%
POSTAGE AND SHIPPING	253	154	61%
BANK FEES	1,250	0	0%
BAD DEBT	60,000	0	0%
OFFICE SUPPLIES	250	128	51%
FIELD SUPPLIES (OTHER)	2,000	0	0%
DUES, LICENSES, FEES	2,300	0	0%
VEHICLE, GAS, & REPAIR	1,000	0	0%
ELECTRIC	110,250	76,054	69%
WATER	170	200	118%
OTHER UTILITIES	1,550	0	0%
GENERAL INSURANCE	24,267	0	0%
GENERAL REPAIR & MAINTENANCE	247,250	225,297	91%
LANDSCAPING MAINTENANCE & MATERIAL	11,000	0	0%
HVAC	4,500	0	0%
RENEWAL AND REPLACEMENT	250,000	0	0%
OTHER SYSTEM IMPROVEMENTS	125,000	0	0%
OPERATING RESERVES/MISC	100,000	1,654	2%
CONTINGENCY	76,091	0	0%
Total Expenses	\$ 1,666,975	\$ 701,172	42%
EXCESS / (SHORTFALL)			
	\$ 368,025	\$ 596,666	
PAYMENT TO TRUSTEE	(368,025)	(215,206)	
BALANCE	\$ -	\$ 381,460	
NET INCOME	\$ -	\$ 381,460	

**Tradition Irrigation
 Balance Sheet
 As of April 30, 2026**

	Apr 30, 26
ASSETS	
Current Assets	
Checking/Savings	
01-1001 · Valley National #4703	
01-1002 · Valley Natl #4307 - Capacity	35,872.57
01-1001 · Valley National #4703 - Other	2,339,098.84
Total 01-1001 · Valley National #4703	2,374,971.41
Total Checking/Savings	2,374,971.41
Accounts Receivable	
01-1200 · Accounts Receivable	321,960.47
Total Accounts Receivable	321,960.47
Other Current Assets	
01-2023 · Due From Other Funds	17,900.21
Total Other Current Assets	17,900.21
Total Current Assets	2,714,832.09
Fixed Assets	
01-2030 · Equipment and Furniture	23,957.00
Total Fixed Assets	23,957.00
Other Assets	
01-2025 · Deposits	95.00
01-2035 · Accum Depr - Equipment	-23,955.18
Total Other Assets	-23,860.18
TOTAL ASSETS	2,714,928.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
01-2020 · Accounts Payable	39,782.87
Total Accounts Payable	39,782.87
Other Current Liabilities	
01-2026 · Deposits - Security Deposit	1,390.22
01-2027 · Deferred Revenue	10,000.00
01-2190 · Cash Exchange	-11,954.22
01-2200 · General Reserves	280,000.00
Total Other Current Liabilities	279,436.00
Total Current Liabilities	319,218.87
Long Term Liabilities	
11-2180 · Note Payable	10,420.00
Total Long Term Liabilities	10,420.00
Total Liabilities	329,638.87
Equity	
30000 · Net Assets - 270	-87,351.52
99-9999 · Retained Earnings	2,091,181.96
Net Income	381,459.60
Total Equity	2,385,290.04
TOTAL LIABILITIES & EQUITY	2,714,928.91

**Tradition Irrigation
A/R Aging Summary
As of April 30, 2026**

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
706800 Wells Fargo	0.00	32.70	0.00	32.70	0.00	65.40
A's Family Dentistry	0.00	825.42	1,650.84	825.42	2,476.26	5,777.94
A-N-D Family Real Estate, LLC	0.00	136.74	0.00	0.00	0.00	136.74
Amazon Warehouse	0.00	648.05	1,296.10	648.05	1,944.15	4,536.35
Ardie R. Copas, State Veterans Nursing	0.00	1,024.59	0.00	0.00	0.00	1,024.59
Aycock at Tradition	0.00	204.13	0.00	0.00	0.00	204.13
Bedford Park	0.00	8,866.57	0.00	0.00	0.00	8,866.57
Brennity at Tradition	0.00	3,051.97	3,051.97	0.00	0.00	6,103.94
Cellular Sales of Northern Florida LLC	0.00	86.41	0.00	0.00	0.00	86.41
Chesterbrook Academy	0.00	134.37	0.00	0.00	0.00	134.37
Chipotle Mexican Grill	0.00	74.12	0.00	0.00	0.00	74.12
Christ Fellowship Church	0.00	1,646.88	1,646.88	0.00	0.00	3,293.76
Cleveland Clinic Florida	0.00	443.92	0.00	0.00	0.00	443.92
Cleveland Clinic Martin Health -Tradition	0.00	64.80	64.80	0.00	0.00	129.60
Culver's - G&S Family Hospitality Svcs	0.00	73.33	0.00	0.00	1.00	74.33
Del Webb at Tradition Homeowners Assoc	0.00	5,657.83	11,315.66	0.00	5,657.83	22,631.32
Discovery Plaza (Retail Area)	0.00	79.27	0.00	0.00	0.00	79.27
Discovery Plaza Hotel (Tru by Hilton)	0.00	79.27	158.54	79.27	237.81	554.89
Emery	0.00	1,023.36	0.00	0.00	2,046.90	3,070.26
Estates at Tradition	0.00	5,763.07	0.00	0.00	0.00	5,763.07
Florida International University	0.00	1,091.97	2,183.94	0.00	0.00	3,275.91
Florida Research and Innovation Center	0.00	675.40	675.40	675.40	675.40	2,701.60
Grande Palms at Tradition I & II	0.00	879.92	0.00	0.00	0.00	879.92
Grande Palms at Tradition III	0.00	1,708.31	0.00	0.00	0.00	1,708.31
Heartland Dental	0.00	31.71	0.00	0.00	0.00	31.71
Heritage Oaks	0.00	0.00	0.00	0.00	0.00	0.00
Heritage Oaks at Tradition HOA	0.00	11,857.11	23,714.22	0.00	0.00	35,571.33
Heron Preserves	0.00	2,060.63	2,280.47	0.00	0.00	4,341.10
Hilton - Homewood Suites, PSL	0.00	346.82	346.82	0.00	0.00	693.64
Innovation Plaza	0.00	119.30	0.00	0.00	-119.30	0.00
Inново Development Group, LLC	0.00	188.27	0.00	0.00	0.00	188.27
Kite Realty Group	0.00	2,890.84	0.00	0.00	0.00	2,890.84
Manderlie at Tradition	0.00	5,225.41	10,450.82	5,225.41	5,225.41	26,127.05
Martin Health System	0.00	921.54	1,843.08	0.00	0.00	2,764.62
O & A Florida Investments, LLC	0.00	52.91	0.00	0.00	0.00	52.91
Panaderias, LLC	0.00	97.11	97.11	0.00	0.00	194.22
Panda Restaurant Group Inc	0.00	57.27	57.27	0.00	57.27	171.81
Paradise Car Wash - Tradition	0.00	130.40	130.40	0.00	260.80	521.60
PDQ	0.00	53.31	0.00	0.00	0.00	53.31
Pegasus PSL, Ltd	0.00	283.40	283.40	0.00	0.00	566.80
PNC Bank	0.00	106.22	212.44	0.00	212.44	531.10
PRIME STORAGE TRADITIONS, LLC	0.00	182.33	0.00	0.00	0.00	182.33
Promenade at Tradition Community Assoc	0.00	467.70	935.40	467.70	467.70	2,338.50
PSL Hospitality, LLP	0.00	253.87	0.00	0.00	0.00	253.87
Publix	0.00	298.06	596.12	298.06	894.18	2,086.42
Recovery Sports Grill	0.00	75.31	75.31	0.00	0.00	150.62
Renaissance CS at Tradition	0.00	768.94	0.00	0.00	0.00	768.94
Rise Tradition Investment LLC	0.00	190.25	190.25	0.00	0.00	380.50
Seven Restaurants, LLC	0.00	89.18	178.36	89.18	2,229.50	2,586.22
SG Mini Golf	0.00	158.54	0.00	0.00	0.00	158.54
South Florida Orthopedic	0.00	178.36	178.36	178.36	0.00	535.08
Springs at Tradition	0.00	1,789.57	3,579.14	1,789.57	8,947.85	16,106.13
St Lucie County Fire Dept.	0.00	223.94	0.00	0.00	0.00	223.94
St Lucie County Tax Collector	0.00	406.27	0.00	0.00	0.00	406.27
Target Corp.	0.00	409.84	0.00	0.00	0.00	409.84
Telaro-Mattamy- Tradition HOA	0.00	1,698.05	0.00	0.00	0.00	1,698.05
The Lakes at Tradition	0.00	16,228.96	0.00	0.00	0.00	16,228.96
The Lucie at Tradition	0.00	1,089.99	0.00	0.00	2,179.98	3,269.97
The Preserves Phase I & II	0.00	2,505.00	0.00	0.00	0.00	2,505.00
Town Park Master Assoc., Inc.	0.00	27,919.60	0.00	0.00	1,024.59	28,944.19
Tradition CDD #1	10.79	13,971.69	13,971.69	0.00	0.00	27,954.17
Tradition HOA	0.00	1,898.56	0.00	0.00	0.00	1,898.56
Tradition POA	0.00	229.89	0.00	0.00	0.00	229.89
Treasure Coast Physicians Properties, LLC	0.00	6.54	0.00	0.00	0.00	6.54
Truist Bank	0.00	91.16	91.16	91.16	91.16	364.64
Victoria Parc	0.00	0.00	0.00	0.00	297.64	297.64

**Tradition Irrigation
A/R Aging Summary
As of April 30, 2026**

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Victoria Parc 2	0.00	0.00	0.00	0.00	184.10	184.10
Victoria Parc at Tradition HOA	0.00	6,312.03	0.00	0.00	6,312.03	12,624.06
Victoria Parc BTR, LLC - POD C	0.00	6,818.98	0.00	0.00	6,818.98	13,637.96
Vitalia at Tradition	0.00	37,243.77	0.00	0.00	0.00	37,243.77
VITAS Healthcare	0.00	225.73	451.46	225.73	451.46	1,354.38
Wawa, Inc.	0.00	95.92	95.92	0.00	0.00	191.84
Westcliffe Estates HOA	0.00	211.26	211.26	0.00	0.00	422.52
TOTAL	<u>10.79</u>	<u>180,733.94</u>	<u>82,014.59</u>	<u>10,626.01</u>	<u>48,575.14</u>	<u>321,960.47</u>