Old Hickory
Community Development District

Agenda

November 16, 2026

AGENDA

Old Hickory
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

November 9, 2026

Board of Supervisors
Old Hickory Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Old Hickory Community Development District will be held **Monday, November 16, 2026 at 10:30 a.m., or as shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.**

Zoom Information for Members of the Public:
Link: https://us06web.zoom.us/j/89426299811
Dial-in Number: 1-305-224-1968
Webinar ID: 894 2629 9811

Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
    A. Administration of Oath of Office to Newly Elected Board Member
    B. Consideration of Resolution 2027-01 Canvassing and Certifying the Results of the Landowners' Election (1 Seat)
    C. Election of Officers
    D. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the August 17, 2026 Meeting
5. Consideration of Agreement with PayGov.US to Provide Electronic Payment Processing Services
6. Staff Reports
    A. Attorney
    B. Engineer
        i. Consideration of FY27 General Engineering Work Authorization
    C. District Manager's Report
        i. Approval of Check Registers
            1. August 2026
            2. September 2026 – October 2026
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
        i. Discussion of Landscaping Vendor
7. Other Business
8. Supervisor's Requests

9. Adjournment

Immediately preceding the Board of Supervisors meeting will be a Landowners' meeting of the Old Hickory Community Development District. The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Katie O'Rourke

Katie O'Rourke
District Manager

Cc: Jan Carpenter, District Counsel
Rey Malavè, District Engineer

Enclosures

SECTION III

SECTION B

RESOLUTION 2027-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing one (1) supervisor for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on **November 16, 2026**, at which the below-recited person was duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

Supervisor	**# of Votes**	**Terms**
_____	_____	4 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 16th day of November, 2026.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION D

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Old Hickory Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.
_____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of November, 2026.

ATTEST:

OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Old Hickory Community Development District was held Monday, August 17, 2026, at 10:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Michelle Dudley	Chairperson
George Delgado	Vice Chairman
Baldwin Lopez	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Rey Malave *by phone*	District Engineer
Joey Duncan	Dewberry
Alan Scheerer	Field Manager
Karly Chambers	GMS
Katie O'Rourke	GMS

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. There were three Board members in attendance constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint stated there were no members of the public to provide comment.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Appointment of Individuals to Fulfill the Board Vacancies in Seats #2 & #5

Mr. Flint stated that seats 2 and 5 are vacant. No nominations were made to fill the vacancies, items A through D will be carried over to the next agenda.

B. Administration of Oath of Office to Newly Appointed Board Member(s)
C. Election of Officers
D. Consideration of Resolution 2026-03 Electing Officers

FOURTH ORDER OF BUSINESS **Approval of Minutes of the June 15, 2026 Meeting**

Mr. Flint presented the minutes from June 15, 2026, meeting and asked for comments, corrections, or changes. The Board had no changes, and Mr. Flint asked for a motion to approve the minutes.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Minutes of June 15, 2026 Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS **Public Hearing**

Mr. Flint explained that there are two public hearings: one to consider adopting the Fiscal Year 2027 budget, and another to impose the assessments associated with that budget. He asks for a motion to open the hearing.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Public Hearing was opened.

A. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Flint explained that the Board had already reviewed and approved the proposed budget at the May meeting and had set this meeting as the public hearing for final consideration. He noted one needed correction: the budget exhibit still included fountain-related expenses, even though the Board had previously decided to remove them. The recommended motion was to approve the budget contingent on modifying it to remove the fountains. Aside from that correction, the only update was current-year actuals through the end of June.

No public comments were received during the budget hearing. During Board discussion, A Board member asked about obtaining additional landscaping quotes to see if costs could be reduced. Mr. Flint responded that the Board should approve the current budget because it matched the existing contract, but staff could later bid out landscaping services and bring options back to the Board. Any future savings could be placed into reserves or benefit future years.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, Resolution 2026-05 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved, as amended.

B. Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint explained that this resolution included two exhibits: the approved FY2027 budget and the District assessment roll, which listed all lands within the District and the assessment amounts to appear on the November 2026 tax bill. He asked whether any members of the public wished to comment on the assessments, but no public comments were received.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearing.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Public Hearing was closed.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-07 Declaring Vacancies in Certain Seats

Mr. Flint explained that Seats 3 and 4 were transitioning to general election seats in 2026. The Supervisor of Elections had been notified in January, and the qualifying period occurred in June, but no general electors qualified for either seat. As a result, the Board needed to adopt a resolution declaring Seats 3 and 4 vacant as of the second Tuesday after the November general election.

He also explained that because no one qualified, the current incumbents could either continue serving as holdovers or be reappointed if eligible general electors came forward. Michelle was in Seat 3 and could be reappointed as a general elector, and Mr. Lopez was in Seat 4 and could likewise be reappointed. Some Board seat shuffling would likely be needed at the December meeting.

Seat 5 was identified as the final landowner-elected seat and was currently vacant, so a landowner election would be held in November to fill that seat. Seat 1, held by Mr. Delgado, and Seat 2 were not up for election that year.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, Resolution 2026-07 Declaring Vacancies in Certain Seats, was approved.

SEVENTH ORDER OF BUSINESS Consideration of Agreements

A. Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026

Mr. Flint explained that FY2026 ends on September 30, and that the Board had previously followed the required bidding process for independent auditing services and selected Grau & Associates. They had provided five years of pricing, but the District enters into a separate annual engagement with them each year.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026., was approved.

B. Landscape Maintenance Agreement with Floralawn

Mr. Flint explained that the landscaping agreement includes a 30-day termination provision without cause, meaning the District can approve the agreement now, still seek competitive bids, and terminate the agreement early if it later chooses another vendor. Mr. Scheerer added that there is no rate increase for 2027 under the agreement. He also noted that the scope of services, price sheet, and areas-of-responsibility map are included and would apply to this and future contracts. Because the District needs to keep a landscaper under contract while it considers price shopping, staff recommended approval. The Board approved the Floralawn agreement.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Landscape Maintenance Agreement with Floralawn, was approved.

C. Aquatic Management Agreement with Applied Aquatic Management, Inc.

Mr. Scheerer stated that the agreement identifies all ponds, and the $17,460 cost was included in the FY2027 budget. He stated Aquatic appears to be doing a good job and recommended approval unless the Board had questions.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Aquatic Management Agreement with Applied Aquatic Management, Inc., was approved.

EIGHTH ORDER OF BUSINESS District Goals & Objectives

A. Adoption Of Fiscal Year 2027 Goals & Objectives

Mr. Flint explained that a new law adopted the prior year requires special Districts and other government entities to approve annual goals and objectives and report on them each year. FY2026 was the first year the District approved such goals, and the Board was asked to approve the same goals again for FY2027, which begins October 1. The goals were organized into three categories: community communication and engagement, infrastructure and facilities maintenance, and financial transparency and accountability. The first category addressed public meeting compliance, meeting notice compliance, and access to public records. The second category focused on field management site inspections and Engineer inspections of District infrastructure and facilities. The third category covered annual budget preparation and adoption, financial reporting, and the annual audit.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

B. Presentation of Fiscal Year 2026 Goals & Objectives and Authorization to Chair to Execute Final Form

Mr. Flint noted that the proposed FY2027 goals were the same as those approved for FY2026, and the Board approved them unanimously. The Board also considered the FY2026 goals and objectives report, whose reporting period ends September 30, and authorized the Chair to execute the final report so it could be posted on the District's website in accordance with statutory requirements.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Fiscal Year 2026 Goals & Objectives and Authorization to Chair to Execute Final Form, was approved.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Trucco had nothing to report.

B. Engineer

i. Presentation of Annual Engineer' s Report

Mr. Duncan presented the Engineer's annual report and stated that it had been sent to the Board. He reported that the site had been reviewed and that the District's facilities appeared to be

kept in good repair. He stated that the operations and maintenance budget for FY2027 had been reviewed and was believed to be sufficient for proper operation and maintenance.

In addition, the current limits of insurance coverage were reviewed and considered adequate. He noted one critical public safety issue involving a collapsed section of sidewalk, noting that it should be repaired quickly because it could create a fall hazard and potential insurance concern.

C. District Manager's Report

i. Approval of Check Registers

1. June 1, 2026 – June 31, 2026

Mr. Flint reported that the June check register totaled $46,532.92 with detailed registers included behind the summary. He asked whether there were any questions on either register and, hearing none, requested a motion to approve them.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Check Registers, were approved.

ii. Balance Sheet and Income Statement

Mr. Flint explained that the streetlight budget variance appeared to be related to billing delays and the transfer of those charges to the District. The District will continue monitoring the streetlight line item into the next fiscal year and reduce it if appropriate. He noted that the unaudited financials were provided through July 31 and that no action was required on them unless the Board had additional questions.

iii. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Flint stated that the District is required each year to adopt an annual meeting schedule and that the proposed schedule followed the District's usual practice of meeting on the third Monday of each month unless otherwise noted. A Board member mentioned being unavailable for the December meeting, and Mr. Flint explained that the Board typically does not meet in December, though the meeting could remain on the schedule, be moved, eliminated, or replaced with a special meeting if needed.

> On MOTION by Ms. Dudley, seconded by Mr. Delgado, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

D. Field Manager's Report

Mr. Scheerer reviewed the Field Manager's report. Now that the Board had approved the budget, staff planned to move forward in October with replacing sod and adding irrigation in and around the dog park, which had needed improvements for some time. A Board member also stated that staff would look into adding a shade structure near the Phase 4 mail area. The discussion then turned to landscaping, including a tree that had been raised by a homeowner at the prior meeting because it was leaning toward the homeowner's property from the rear area. He remembered the issue and had sent it to Floralawn but had not yet confirmed the status. A Board member noted that, when reviewed, the tree appeared to be located on the homeowner's property. He stated staff would double-check the address to confirm, and a Board member asked that a picture be sent if the tree was indeed on the homeowner's property so the matter could be addressed appropriately.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the **OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within two (2) business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 4 and 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District and shall not be disclosed, other than in strict compliance with the law or court order.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, , agents, employees, and its district manager (including its employees and agents), from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are

excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Osceola County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV

must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
OLD HICKORY COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, an Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, GFLINT@GMSCFL.COM , OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA, 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless

the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF FLORIDA

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the Old Hickory Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VI

SECTION B

SECTION 1

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: gflint@gmscfl.com

August 24, 2026

Mr. George Flint, District Manager
Old Hickory Community Development District
c/o Governmental Management Services
219 E. Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2027-1**
Old Hickory Community Development District
General Engineering Services – FY 2027
City of St. Cloud, Florida

Dear Mr. Flint:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide general engineering services for the Old Hickory Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement").

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of $10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of $100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,

Joey V. Duncan, P.E.
Principal Engineer

Reinardo Malavé, P.E.
Associate Vice President

JVD:RM:ap
Q:\MTHCDD_50115313\Adm\Correspondence\AAS\Old Hickory CDD FY2027 General Engineering_08-24-2026

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Old Hickory Community Development District

Date: _____

Dewberry

Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	$135.00, $150.00, $170.00
Engineer IV, V, VI	$195.00, $225.00, $255.00
Engineer VII, VIII, IX	$295.00, $325.00, $365.00
Environmental Specialist I, II, III	$115.00, $145.00, $170.00
Senior Environmental Scientist IV, V, VI	$185.00, $205.00, $230.00
Planner I, II, III	$115.00, $145.00, $170.00
Senior Planner IV, V, VI	$185.00, $205.00, $230.00
Landscape Designer I, II, III	$115.00, $145.00, $170.00
Senior Landscape Architect IV, V, VI	$185.00, $205.00, $230.00
Principal	$395.00
Technical	
CADD Technician I, II, III, IV, V	$95.00, $115.00, $140.00, $155.00, $205.00
Designer I, II, III	$115.00, $150.00, $180.00
Designer IV, V, VI	$200.00, $220.00, $260.00
Construction	
Construction Professional I, II, III	$135.00, $170.00, $200.00
Construction Professional IV, V, VI	$240.00, $280.00, $335.00
Survey	
Surveyor I, II, III	$75.00, $90.00, $120.00
Surveyor IV, V, VI	$140.00, $155.00, $170.00
Surveyor VII, VIII, IX	$190.00, $225.00, $270.00
Senior Surveyor IX	$330.00
Fully Equipped 1, 2, 3 Person Field Crew	$170.00, $215.00, $290.00
Laser Scanner 1, 2 Person Field Crew	$225.00, $270.00
Administration	
Administrative Professional I, II, III, IV	$78.00, $110.00, $135.00, $165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

SECTION C

SECTION 1

Old Hickory
Community Development District

Summary of Invoices

August 01, 2026 - August 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	8/5/26	548	$ 13,392.62
	8/12/26	549	1,413.00
	8/18/26	550-552	7,358.09
	8/26/26	553	102.25
			$ 22,265.96
Payroll			
	August 2026		
	Baldwin Lopez	50120	$ 184.70
	George Delgado	50121	184.70
	Michelle Dudley	50122	184.70
			$ 554.10
TOTAL			**$ 22,820.06**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** OLD HICKORY - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00009	8/01/26	40665	202608	320	53800-46200				*	12,504.32		
			LANDSCAPE MAINT AUG26										
		8/01/26	40665	202608	320	53800-47300				*	888.30		
			DOGGIE STATION/TRASH BAGS										
									FLORALAWN 2 LLC			13,392.62	000548
8/12/26	00010	7/31/26	238133	202607	320	53800-47000				*	1,413.00		
			AQUATIC PLANT MGMT JUL26										
									APPLIED AQUATICS MANAGEMENT INC			1,413.00	000549
8/18/26	00025	8/17/26	22499741	202606	310	51300-31100				*	860.00		
			FINAL ANNUAL REPORT										
		8/17/26	22499741	202607	310	51300-31100				*	800.00		
			FINAL ANNUAL REPORT										
									DEWBERRY ENGINEERS INC			1,660.00	000550
8/18/26	00001	8/01/26	154	202608	320	53800-12000				*	1,433.00		
			FIELD MANAGEMENT AUG26										
		8/01/26	155	202608	310	51300-34000				*	3,647.92		
			MANAGEMENT FEES AUG26										
		8/01/26	155	202608	310	51300-35300				*	108.17		
			WEBSITE ADMIN FEE AUG26										
		8/01/26	155	202608	310	51300-35100				*	162.25		
			INFORMATION TECH AUG26										
		8/01/26	155	202608	310	51300-31300				*	315.42		
			DISSEMINATION FEE AUG26										
		8/01/26	155	202608	310	51300-51000				*	.03		
			OFFICE SUPPLIES AUG26										
		8/01/26	155	202608	310	51300-42000				*	8.80		
			POSTAGE AUG26										
									GOVERNMENTAL MANAGEMENT SERVICES			5,675.59	000551
8/18/26	00002	8/11/26	156039	202607	310	51300-31500				*	22.50		
			2026 LEGISLATIVE UPDATES										
									LATHAM LUNA EDEN & BEAUDINE LLP			22.50	000552
8/26/26	00009	8/19/26	41022	202608	320	53800-46400				*	102.25		
			3 NOZZLES & 2 SPRAYS										
									FLORALAWN 2 LLC			102.25	000553

TOTAL FOR BANK A 22,265.96

TOTAL FOR REGISTER 22,265.96

Old Hickory
Community Development District

Summary of Invoices

September 1, 2026 - October 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	9/11/26	554-555	$ 15,179.91
	9/15/26	556	638.02
	9/18/26	557-558	14,900.73
	10/7/26	559-560	13,511.55
	10/15/26	561-563	13,576.53
	10/23/26	564-565	1,226.85
	10/26/26	566	202.16
			$ 59,235.75
TOTAL			**$ 59,235.75**

*** CHECK DATES 09/01/2026 - 10/31/2026 *** OLD HICKORY - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/11/26	00010	8/31/26	238901	202608	320	53800-47000				*	1,413.00		
			AQUATIC PLANT MGMT AUG26										
									APPLIED AQUATIC MANAGEMENT INC			1,413.00	000554
9/11/26	00009	9/01/26	41279	202609	320	53800-46200				*	12,504.32		
			LANDSCAPE MAINT SEP26										
		9/01/26	41279	202609	320	53800-47300				*	888.30		
			DOGGIE STATION/TRASH BAGS										
		9/01/26	41408	202608	320	53800-46400				*	374.29		
			PVC/COUPLIN/ELBOW/SLIPTEE										
									FLORALAWN 2 LLC			13,766.91	000555
9/15/26	00002	9/11/26	157085	202608	310	51300-31500				*	407.02		
			AGENDA REV/ATTEND CDD MTG										
		9/11/26	157085	202608	310	51300-31500				*	231.00		
			GRAU/FLORA./APPLIED AGRMT										
									LATHAM LUNA EDEN & BEAUDINE LLP			638.02	000556
9/18/26	00006	9/17/26	34182	202609	300	15500-10000				*	7,124.00		
			FY27 GEN.LIAB/PUBLIC OFFC										
		9/17/26	34182	202609	300	15500-10000				*	2,074.00		
			FY27 PROPERTY INSURANCE										
									EGIS INSURANCE ADVISORS LLC			9,198.00	000557
9/18/26	00001	9/01/26	156	202609	320	53800-12000				*	1,433.00		
			FIELD MANAGEMENT SEP26										
		9/01/26	157	202607	310	51300-42000				*	.80		
			USPS 941 FORM										
		9/01/26	157A	202609	310	51300-34000				*	3,647.92		
			MANAGEMENT FEES SEP26										
		9/01/26	157A	202609	310	51300-35300				*	108.17		
			WEBSITE ADMIN FEE SEP26										
		9/01/26	157A	202609	310	51300-35100				*	162.25		
			INFORMATION TECH SEP26										
		9/01/26	157A	202609	310	51300-31300				*	315.42		
			DISSEMINATION FEE SEP26										
		9/01/26	157A	202609	310	51300-51000				*	.12		
			OFFICE SUPPLIES SEP26										
		9/01/26	157A	202609	310	51300-42000				*	3.25		
			POSTAGE SEP26										
		9/01/26	157A	202609	310	51300-42500				*	31.80		
			COPIES SEP26										
									GOVERNMENTAL MANAGEMENT SERVICES			5,702.73	000558
10/07/26	00009	9/28/26	41904	202609	320	53800-46400				*	118.93		
			5 NOZZLES/3-6" SPRAYS										
									FLORALAWN 2 LLC			118.93	000559

*** CHECK DATES 09/01/2026 - 10/31/2026 *** OLD HICKORY - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/07/26	00009	10/01/26	41836	202610	320-53800-46200		*	12,504.32		
			LANDSCAPE MAINT OCT26							
		10/01/26	41836	202610	320-53800-47300		*	888.30		
			DOGGY STATIONS/TRASH BAGS							
						FLORALAWN 2 LLC			13,392.62	000560
10/15/26	00010	9/30/26	239579	202609	320-53800-47000		*	1,413.00		
			MTHLY AQUATIC MGMT SEPT26							
						APPLIED AQUATIC MANAGEMENT INC			1,413.00	000561
10/15/26	00001	10/01/26	158	202610	310-51300-34000		*	3,830.33		
			MANAGEMENT FEES OCT26							
		10/01/26	158	202610	310-51300-35300		*	113.58		
			WEBSITE ADMIN OCT26							
		10/01/26	158	202610	310-51300-35100		*	170.33		
			INFORMATION TECH OCT26							
		10/01/26	158	202610	310-51300-31300		*	331.17		
			DISSEMINATION FEES OCT26							
		10/01/26	158	202610	310-51300-51000		*	.12		
			OFFICE SUPPLIES OCT26							
		10/01/26	158	202610	310-51300-42000		*	2.83		
			POSTAGE OCT26							
		10/01/26	159	202610	320-53800-12000		*	1,504.67		
			FIELD MANAGEMENT OCT26							
		10/08/26	160	202610	310-51300-31700		*	6,018.00		
			FY27 ASSESSMENT ROLL CERT							
						GOVERNMENTAL MANAGEMENT SERVICES			11,971.03	000562
10/15/26	00002	10/13/26	159216	202609	310-51300-31500		*	99.00		
			5TH FLORALAWN AMENDMENT							
		10/13/26	159216	202609	310-51300-31500		*	66.00		
			DRAFT AGENDA CORRESP.							
		10/13/26	159216	202609	310-51300-31500		*	27.50		
			PUBLIC RECORDS REQUEST							
						LATHAM LUNA EDEN & BEAUDINE LLP			192.50	000563
10/23/26	00003	10/01/26	95592	202610	310-51300-54000		*	175.00		
			FY26 SPECIAL DISTRICT FEE							
						FLORIDA DEPARTMENT OF COMMERCE			175.00	000564
10/23/26	00005	8/10/26	OSA10813	202607	310-51300-48000		*	702.04		
			FY27 BUDGET ADOPTION MTG.							
		9/28/26	OSA14126	202609	310-51300-48000		*	349.81		
			FY27 BOARD MEETING DATES							
						TRIBUNE PUBLISHING COMPANY LLC DBA			1,051.85	000565

*** CHECK DATES 09/01/2026 - 10/31/2026 *** OLD HICKORY - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/26/26	00009	10/20/26	42236	202610	320	53800-46400				*	202.16		
			NOZZLES/ROTATORS/SPRAYS										
									FLORALAWN 2 LLC			202.16	000566

TOTAL FOR BANK A 59,235.75

TOTAL FOR REGISTER 59,235.75

SECTION 2

Old Hickory

Community Development District

Unaudited Financial Reporting

October 31, 2026

Table of Contents

1 Balance Sheet

2 General Fund Income Statement

3 Capital Reserve Fund Income Statement

4 Debt Service Fund Series 2020 Income Statement

5 Month to Month

6 Long Term Debt Summary

7 Assessment Receipt Schedule

Old Hickory
Community Development District
Balance Sheet
October 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals Governmental Funds
Assets:				
Cash - Truist Bank	$ 45,928	$ 5,001	$ -	$ 50,929
Investments:				
Series 2020				
Reserve	-	-	177,750	177,750
Revenue	-	-	212,020	212,020
Prepayment	-	-	4,577	4,577
Assessment Receivable	-	-	2,746	2,746
State Board of Administration	214,481	102,973	-	317,454
Total Assets	**$ 260,409**	**$ 107,973**	**$ 397,093**	**$ 765,475**
Liabilities:				
Accounts Payable	$ -	$ -	$ -	$ -
Due to Debt Service	2,746	-	-	2,746
Total Liabilities	**$ 2,746**	**$ -**	**$ -**	**$ 2,746**
Fund Balances:				
Restricted For Debt Service 2020	$ -	$ -	$ 397,093	$ 397,093
Unassigned	257,663	-	-	257,663
Total Fund Balances	**$ 257,663**	**$ 107,973**	**$ 397,093**	**$ 762,729**
Total Liabilities & Fund Equity	$ 260,409	$ 107,973	$ 397,093	$ 765,475

Old Hickory

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 451,730	$ -	$ -	$ -
Interest	10,000	833	839	5
Total Revenues	**$ 461,730**	**$ 833**	**$ 839**	**$ 5**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 1,000	$ -	$ 1,000
FICA Expense	918	77	-	77
Engineering Fees	10,000	833	-	833
Attorney	15,000	1,250	-	1,250
Arbitrage	450	-	-	-
Dissemination	3,974	331	331	(0)
Annual Audit	3,300	-	-	-
Trustee Fees	4,450	-	-	-
Assessment Administration	6,018	6,018	6,018	-
Management Fees	45,964	3,830	3,830	0
Information Technology	2,044	170	170	0
Website Maintenance	1,363	114	114	0
Telephone	50	4	-	4
Postage	1,000	83	3	81
Printing & Binding	500	42	-	42
Insurance	7,290	7,290	7,124	166
Legal Advertising	2,500	208	-	208
Other Current Charges	650	54	59	(4)
Office Supplies	150	13	0	12
Property Appraiser	500	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	**$ 118,296**	**$ 21,492**	**$ 17,824**	**$ 3,669**
Operations & Maintenance				
Field Operations	$ 18,056	$ 1,505	$ 1,505	$ (0)
Property Insurance	2,800	2,800	2,074	726
Electric	1,500	125	-	125
Streetlights	101,430	8,453	-	8,453
Water & Sewer	40,000	3,333	2,655	678
Landscape Maintenance	150,052	12,504	12,504	0
Landscape Contingency	15,000	1,250	-	1,250
Lake Maintenance	17,460	1,455	-	1,455
Irrigation Repairs	10,000	833	202	631
Doggie Stations	10,660	888	888	0
Repairs & Maintenance	2,500	208	-	208
Walls, Entry & Monuments	2,500	208	-	208
Contingency	2,500	208	-	208
Total Operations & Maintenance:	**$ 374,458**	**$ 33,772**	**$ 19,829**	**$ 13,943**
Reserves				
Capital Reserve Transfer	$ 30,000	$ -	$ -	$ -
Total Reserves	**$ 30,000**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 522,754**	**$ 55,264**	**$ 37,653**	**$ 17,611**
Excess Revenues (Expenditures)	$ (61,024)		$ (36,814)	
Fund Balance - Beginning	$ 61,024		$ 294,477	
Fund Balance - Ending	$ -		$ 257,663	

Old Hickory

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Transfer In	$ 30,000	$ -	$ -	$ -
Interest	1,200	100	353	253
Total Revenues	**$ 31,200**	**$ 100**	**$ 353**	**$ 253**
Expenditures:				
Bank Fees	$ 500	$ 42	$ -	$ 42
Capital Outlay	5,741	478	-	478
Total Expenditures	**$ 6,241**	**$ 520**	**$ -**	**$ 478**
Excess Revenues (Expenditures)	$ 24,959	$ (420)	$ 353	
Fund Balance - Beginning	$ 107,477		$ 107,620	
Fund Balance - Ending	$ 132,436		$ 107,973	

Old Hickory

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues:				
Special Assessments	$ 355,312	$ -	$ -	$ -
Interest	10,000	833	1,043	209
Total Revenues	**$ 365,312**	**$ 833**	**$ 1,043**	**$ 209**
Expenditures:				
Series 2020				
Interest - 12/15	$ 106,125	$ -	$ -	$ -
Principal - 06/15	145,000	-	-	-
Interest - 06/15	106,125	-	-	-
Total Expenditures	**$ 357,250**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 8,062		$ 1,043	
Fund Balance - Beginning	$ 215,274		$ 396,050	
Fund Balance - Ending	$ 223,335		$ 397,093	

Old Hickory

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Assessments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest	839	-	-	-	-	-	-	-	-	-	-	-	839
Total Revenues	**$ 839**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 839**
Expenditures:													
Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	331	-	-	-	-	-	-	-	-	-	-	-	331
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	6,018	-	-	-	-	-	-	-	-	-	-	-	6,018
Management Fees	3,830	-	-	-	-	-	-	-	-	-	-	-	3,830
Information Technology	170	-	-	-	-	-	-	-	-	-	-	-	170
Website Maintenance	114	-	-	-	-	-	-	-	-	-	-	-	114
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	3	-	-	-	-	-	-	-	-	-	-	-	3
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	7,124	-	-	-	-	-	-	-	-	-	-	-	7,124
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	59	-	-	-	-	-	-	-	-	-	-	-	59
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	**$ 17,824**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 17,824**
Operations & Maintenance													
Field Operations	$ 1,505	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,505
Property Insurance	2,074	-	-	-	-	-	-	-	-	-	-	-	2,074
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	2,655	-	-	-	-	-	-	-	-	-	-	-	2,655
Landscape Maintenance	12,504	-	-	-	-	-	-	-	-	-	-	-	12,504
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	202	-	-	-	-	-	-	-	-	-	-	-	202
Doggie Stations	888	-	-	-	-	-	-	-	-	-	-	-	888
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Walls, Entry & Monuments	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	**$ 19,829**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 19,829**
Reserves													
Capital Reserve Transfer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Reserves	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures	**$ 37,653**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 37,653**
Excess Revenues (Expenditures)	$ (36,814)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (36,814)

Old Hickory

Community Development District

Long Term Debt Report

SERIES 2020, SPECIAL ASSESSMENT BONDS		
OPTIONAL REDEMPTION DATE:	6/15/2030	
INTEREST RATE:	2.500%, 3.000%, 4.000%, 4.000%	
MATURITY DATE:	6/15/2050	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$177,750	
RESERVE FUND BALANCE	$177,750	
BONDS OUTSTANDING - 10/21/20		$6,245,000
LESS: PRINCIPAL PAYMENT 06/15/21		($120,000)
LESS: PRINCIPAL PAYMENT 06/15/22		($125,000)
LESS: SPECIAL CALL 09/15/22		($10,000)
LESS: PRINCIPAL PAYMENT 06/15/23		($130,000)
LESS: PRINCIPAL PAYMENT 06/15/24		($130,000)
LESS: PRINCIPAL PAYMENT 06/15/25		($135,000)
LESS: PRINCIPAL PAYMENT 06/15/26		($140,000)
CURRENT BONDS OUTSTANDING		**$5,455,000**

Old Hickory

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2027

Gross Assessments	$ 480,563.05	$ 377,991.00	$ 858,554.05
Net Assessments	$ 451,729.27	$ 355,311.54	$ 807,040.81

ON ROLL ASSESSMENTS

							55.97%	44.03%	100.00%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2020 Debt Service Asmt*	*Total*
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

0.00%	**Net Percent Collected**
$ 807,040.81	**Balance Remaining to Collect**

SECTION D

SECTION 1

UNITED
Land Services

Uniting partners through exceptional landscape services

Old Hickory CDD

2026 Landscape Maintenance Proposal

RE: Landscape Maintenance & Irrigation Proposal

Dear Valued Partner,

Thank you for considering United Land Services as your trusted landscape maintenance partner.

At United Land Services, our goal is to deliver reliable service, take ownership of your property, and assist the community in reaching its full potential. We value the opportunity to build a long-lasting relationship with your team. Our commitment is to provide exceptional, proactive service while caring for the property as if it were our own. Through consistent communication, we will work together to address expectations, identify priorities, and ensure the landscape consistently reflects the community's standards.

This proposal, which we call your **Community Road Map**, has been thoughtfully customized to meet your unique needs. It outlines a strategic approach to property improvements, ongoing landscape maintenance, and long-term property value.

Your **Community Road Map** includes:

Our Experience & Expertise – Our experience, capabilities, and core values.

Development Strategy – A detailed 30, 60, and 90-day transition and improvement plan.

Scope of Services – An overview of the services we will provide using industry best management practices.

Agreement & Investment – Details of the proposed services and investment.

Thank you again for the opportunity to serve your community. We look forward to building a strong partnership and creating a landscape that reflects **quality, care, and lasting value**.

United We Grow,

Chris Marquess

Client Relations and Business Development

cmarquess@unitedlandservices.com

Table of Contents

Many capabilities, One Focus

OUR STORY
- Company history
- Locations
- Our Team

CAPABILITIES
- Services
- Expertise
- Exclusive Partnerships
- Development Strategies

ACCOUNTABILITY
- Safety
- Reporting
- Work Order Systems

QUALIFICATIONS
- Certifications

CUSTOM MAINTENANCE PROPOSAL
- Scope of Services
- Investment

Company History

Servicing the Southeast with Expert Landscaping

Our Story

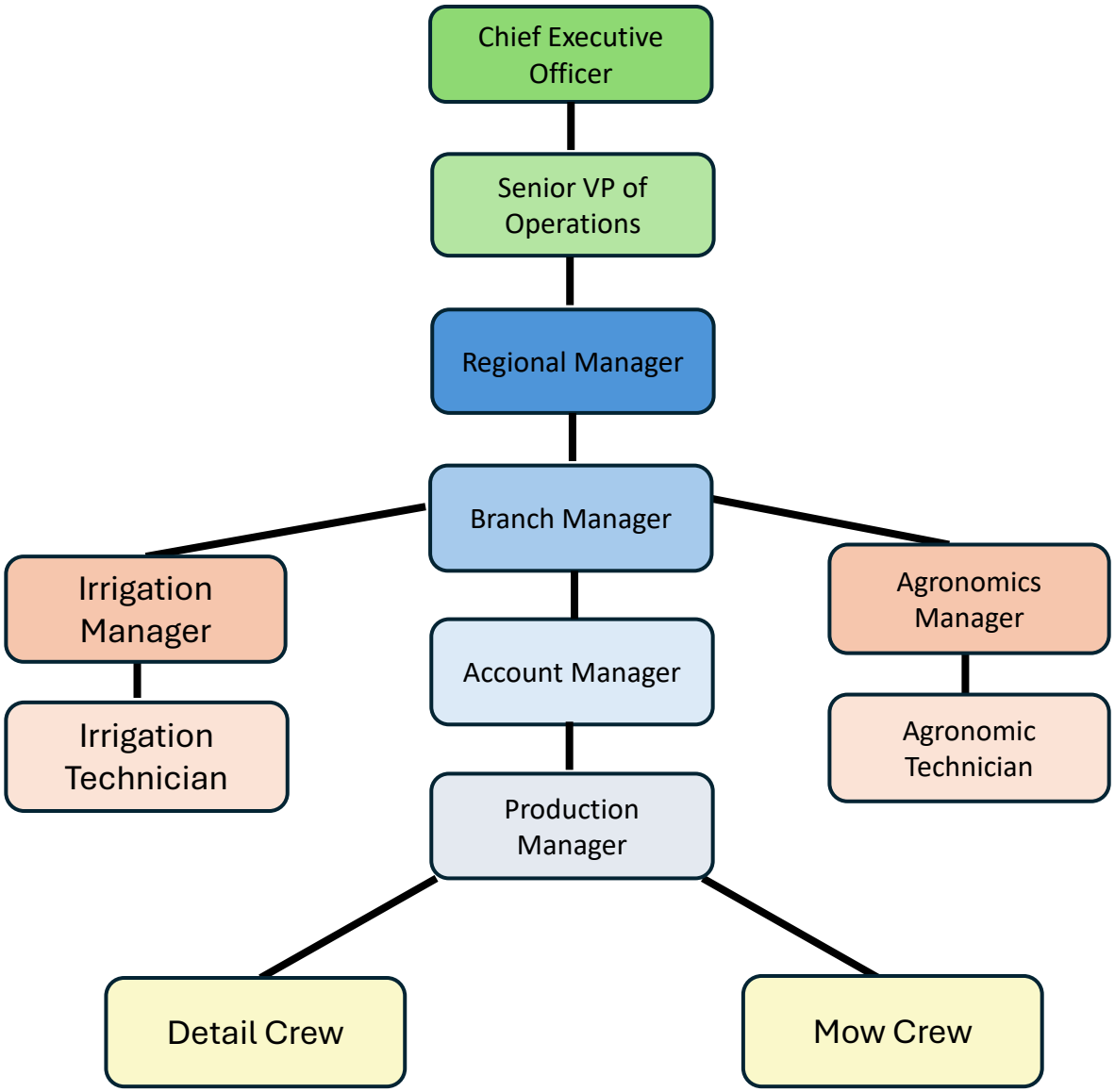
Founded in 2001 as United Landscapes, United Land Services has grown from a local provider into a leading name in commercial landscape design, installation, and maintenance across the Southeast. Through strategic growth and a commitment to quality, we now serve hundreds of commercial clients from more than 30 locations throughout Florida, Georgia, Alabama, North Carolina, and now South Carolina. Our dedicated team has grown to over 1,600 employees, all working to deliver best-in-class landscape solutions and exceptional customer service every day.



Our Dedicated Team

Hierarchy and Operational Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crewmembers. 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.



Your Dedicated Team

Operational Personnel

Senior Vice President of Operations

Donnie Cope
Oversee all operations for maintenance and commercial install company wide

Regional Operations Manager

Jacob Mootz
Oversee all landscape maintenance for your region

Branch Manager

John Borland
Oversees operations for the local branch. Responsible for creating culture, ensuring safety and client satisfaction

Account Manager

David Remp
Onsite Management for all crews , ensures quality of work and is your primary point of contact for the community.

Business Developer

Chris Marquess
Establishes trust with our clients and operations team to ensure a smooth on-boarding process and secured partnerships.

Services & Capabilities

All-Inclusive Suite of Landscape Services



Landscape Maintenance



Landscape Design



Commercial Installation



Irrigation Systems



Hardscapes



Outdoor Lighting



Arbor & Tree Care



Snow & Ice Management



Rust Protection



Sod Installation



Sports Field Maintenance



Rust Removal

Agronomic Experts







Fertilization, Pest Control & Agronomy Management

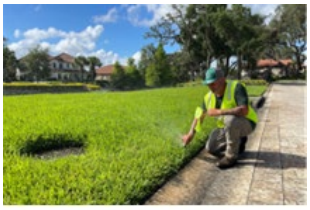
· **Fertilization -** We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast

· **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 our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Irrigation Professionals

Irrigation Installation, Maintenance & Repairs







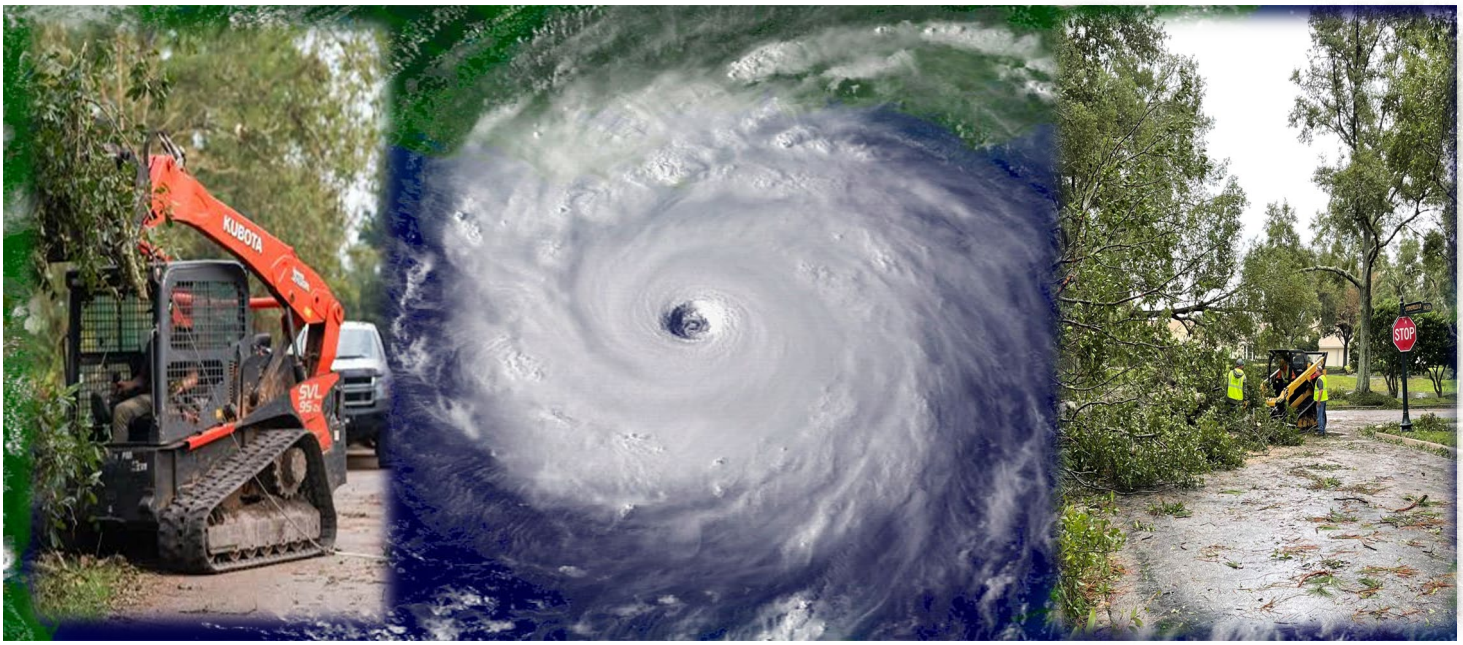
- **Installation -** At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.

- **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.

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:

Phase 1

- Immediately following the storm, once safe and legal for our team to do so, branches will be deployed to properties .Our main goal is to analyze the community and address safety hazards on the community.
    - 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

- The next step is to assess the damages to prepare a plan of action for the community.
    - 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 hanging limbs and hazardous trees.

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 officer's conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.



- ✓ Strict Compliance to OSHA Regulations
- ✓ AI Internal / External Dashcam Monitoring
- ✓ Software Monitoring Systems
- ✓ Personal Protection Equipment Requirements
- ✓ Dedicated Safety Officers
- ✓ Daily Vehicle Inspections
- ✓ Weekly Safety Meetings
- ✓ Post Accident Drug Testing



Landscape Design

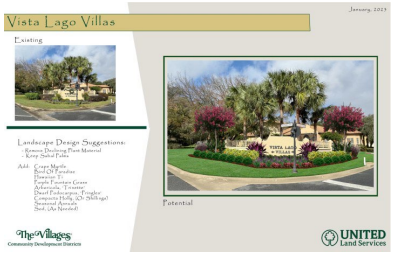
Unlocking Your Property's Full Potential











You want your landscape to look its best—but you may not know where to begin.

Whether you need a full design plan for a new development or simply want to refresh a few key areas in your existing landscape, our Landscape Designers are here to help you unlock your property's full potential.

Our team consists of specially trained, highly creative professionals. They stay current with the latest trends in landscape design and understand the plant materials best suited for your local environment. That means the plants we recommend will not only look great but will thrive long after installation. After all, the last thing you want is to invest in new landscaping only to watch it struggle or fail within the first year.

Your design process begins with a collaborative meeting to discuss your goals and vision. From there, your designer will create detailed photo renderings, giving you a realistic preview of your new landscape before any planting begins. You'll be involved at every step, ensuring the result reflects your expectations.

Best of all, we provide landscape design as a complimentary service for our current landscape maintenance clients when we complete their landscape maintenance.

Exclusive Partnerships

Providing Excellent Service to Our Valued Clients













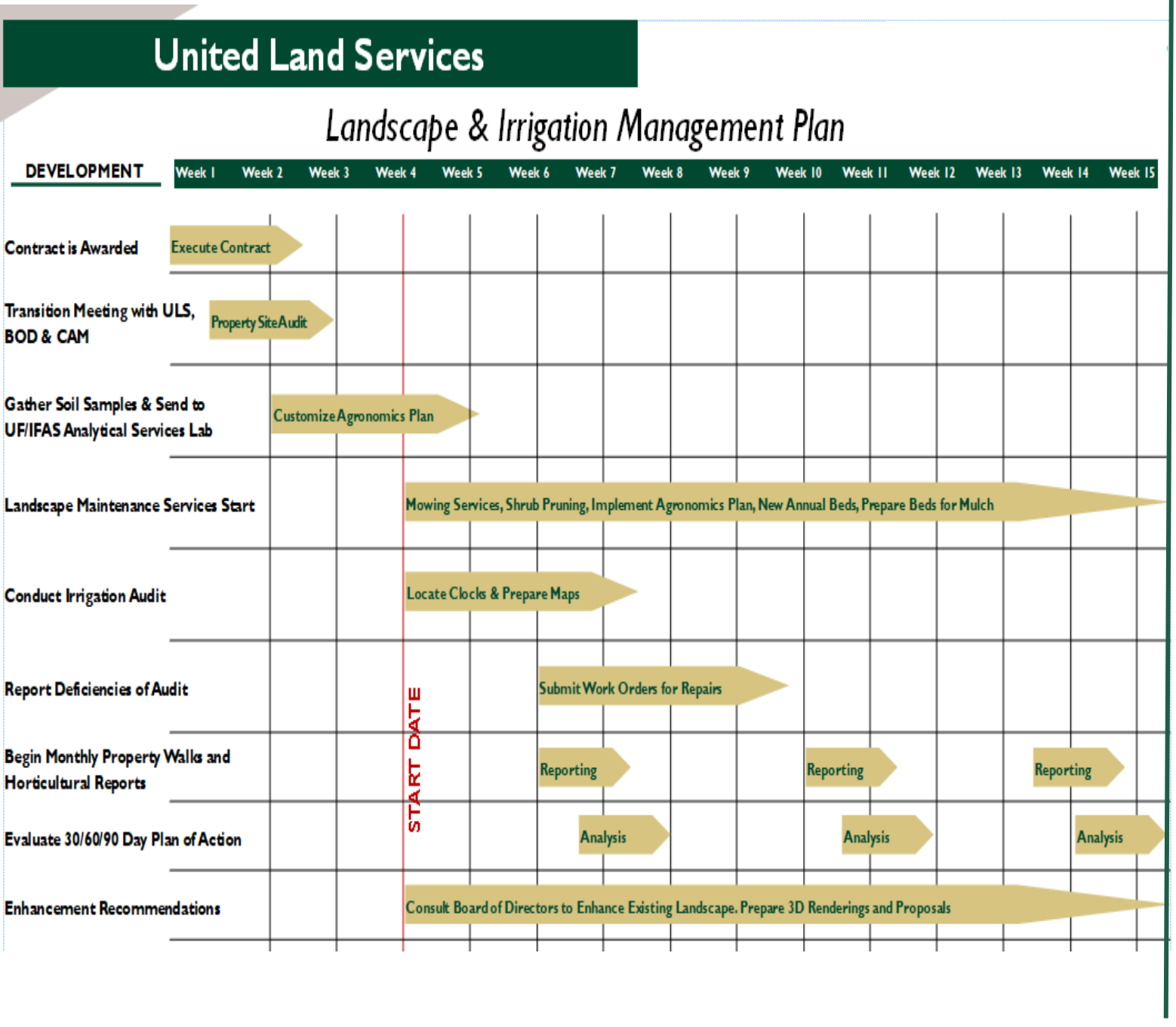


Phased Development Strategy

Our Operational Approach

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.



Closing the Communication Gap

Through Extensive Reporting



Agronomics and Irrigation Inspection Reports



Yearly Service Calendar Guideline

UNITED Land Services

Sample Property

SCOPE OF WORK	JANUARY 1 2 3 4 5	FEBRUARY 6 7 8 9	MARCH 10 11 12 13	APRIL 14 15 16 17	MAY 18 19 20 21 22	JUNE 23 24 25 26	JULY 27 28 29 30 31	AUGUST 32 33 34 35	SEPTEMBE 36 37 38 39	OCTOBER 40 41 42 43 44	NOVEMBER 45 46 47 48	DECEMBE 49 50 51 52
CORE MAINTENANCE SERVICES												
Mowing - St. Augustine												
Mowing - Bahia												
Edging												
String Trimming												
Debris Blowing												
DETAIL SERVICES												
Ornamental Shrub Pruning												
Weeding - Manual & Chemical Applications												
IRRIGATION INSPECTIONS												
Monthly Inspections with Reports												
FERTILIZATION & PEST CONTROL SERVICES												
Granular Turf Applications												
Turf Weeds & Insect Control												
Shrub Fertilizations												
Shrub Insecticide & Fungicide Inspections												
Intergrated Pest Management												
ANCILLARY SERVICES												
Annual Flower Rotations												
Palm Pruning												
Rejuvenation Pruning (Ornamental Grasses)												
Small Tree Pruning												
Prune Crape Myrtles												
Mulch												

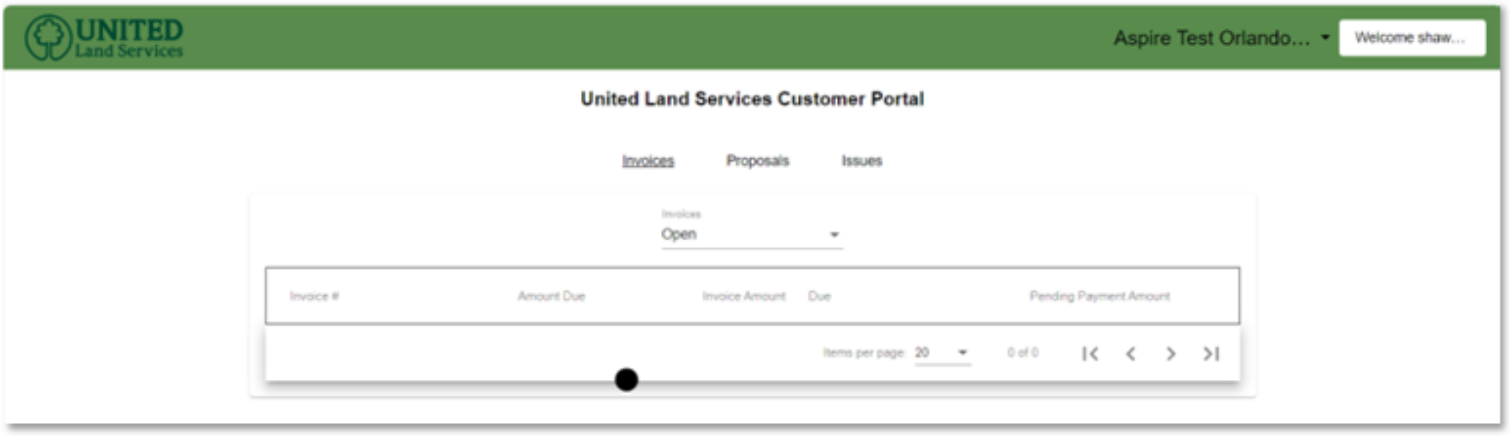
Closing the Communication Gap

Through Extensive Reporting

United Land Services Work Order System Powered by:

aspire SOFTWARE

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

Through Extensive Reporting

Communication is key to any strong partnership. To stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication though pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.



Certifications

Your Landscape Experts

- **Certified Pest Control Operator (CPCO)**
- **ISA Certified Arborist**
- **Florida Chapter 482 Commercial Applicator**
- **Limited Urban Commercial Fertilizer Applicator**
- **GI-BMP Certified Personnel**
- **FNGLA Certified Horticulture Professional (FCHP)**
- **FNGLA Certified Landscape Designer (FCLD)**
- **Florida Licensed Irrigation Specialty Contractor**
- **Irrigation System Management Expertise**
- **FDOT Maintenance of Traffic (MOT) Certification**
- **Certified Landscape Inspector**

FDOT

ISA QUALIFICATIONS TREE RISK ASSESSMENT

CERTIFIED ARBORIST ISA™

Florida-Friendly Landscaping™ GI-BMP PROGRAM

FNGLA® CERTIFIED PROFESSIONAL

All licenses available upon request

Scope of Work

EXHIBIT B

SCOPE OF SERVICES/PROJECT MANUAL

Scope of Services

1. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

The Contractor shall meet the requirements and follow the procedures associated with all items in this Scope of Services. These general requirements and procedures are as follows:

1.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Scope of Services between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday unless specified otherwise or directed by the Owner. In addition, operation of leaf blowers shall be prohibited between the hours of 7:00 a.m. and 9:00 a.m. The Contractor may submit a request for additional operation time, in response to poor weather conditions, to be reviewed for approval by the Owner.

1.2 Key Personnel

1.2.1 All Work shall be managed and/or directed by key personnel identified in the proposal. Any changes in the assigned key personnel shall be subject to approval by the Owner. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees for the maintenance and technical services performed under this contract.

1.2.2 Contractor shall provide one (1) Project Manager who is knowledgeable of the Contractor's daily activities when performed at the site. This Manager shall serve as the point of contact between the Owner and Contractor. The Manager shall be responsible for coordinating all scheduled services with the Owner and for the timely scheduling of unscheduled maintenance services.

1.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the Owner is unsightly for any reason, shall be strictly prohibited. Contractor personnel shall wear shirts at all times and shall wear footwear that conforms to safe work practices.

1.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees who communicate and interact with the

community and any other customer/party associated with the Project are knowledgeable of the Project and the Services the Contractor is performing.

1.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida and Federal and local regulations, rules and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractor's expense, all safety equipment and materials necessary for and related to the work performed by its employees. Such equipment will include, but is not limited to, items necessary to protect its employees and the general public, if applicable.

1.6 Facility Location

The Owner shall not provide a facility on the Project Site for the Contractor as part of this Scope of Services.

1.7 Subcontractors

If the Contractor, as a part of the performance of its obligations, elects to employ Subcontractors, the follow shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its Subcontractors.

- The Contractor shall require all of its Subcontractors, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents.

1.8 Consultants

If the Contractor, as a part of the performance of its Services, elects to employ consultants, the following shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its consultants.

- The Contractor shall require all consultants, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents.

1.9 Document Control and Data Management

1.9.1 Document Control

The Contractor shall keep accurate records of documents received and, if applicable, issued by this Contractor. A "document log" shall be maintained during the work of this Contractor to provide records on the information available to or from this Contractor. The "log" shall outline document titles and dates, the originator, received dates, and to/from information. This "log" shall be updated monthly and submitted to the Owner when requested.

1.9.2 Data Maintenance

The Contractor shall, after review with the Owner, establish a systematic process for the insertion of revised sets and the integration of that data into the overall Project plan after verification for compatibility and consistency of the information received with existing information.

1.9.3 Data Dispersal

Should the Contractor distribute data to others, the Contractor shall document the distribution of data by completing a letter of transmittal. All distribution of data shall be accompanied by a letter of transmittal with a copy provided to the Owner identifying:

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred
- Type(s) of data being transferred
- Date of transfer
- Purpose of transfer or use of information
- Further action necessary

The Contractor shall propose a format for, and keep a log of, all data transfers for updates to the Owner.

1.10 Verification of Data

All data provided to the Contractor shall be examined for consistency with its records and work efforts. Any obvious inconsistency shall be reported to the Owner verbally and in writing, upon discovery.

1.11 Ownership of Data

It is to be understood that all data transmitted, and material/equipment purchased under this contract by the Contractor or provided to the Contractor, either by the Owner or third parties, are the sole properties of the Owner. The Contractor shall have temporary charge of the data while performing contracted services for the Project. All data shall be returned to the Owner at the conclusion of the obligation, after which, no copies of the data may be kept by the Contractor without the express written permission of the Owner.

The Owner shall retain the right to require that the Contractor transfer all data, material, or equipment to the Owner immediately upon fourteen (14) days' written notice, for any reason. The same procedures shall apply should it become necessary for the Contractor to voluntarily return all data to the Owner.

1.12 Quality Control

The Owner will have the right, at any stage of the operation, to reject any or all of the Contractor's services and materials, which in the Owner's opinion does not meet the requirements of these specifications. Throughout the entire landscape, the Contractor shall maintain the installed number of shrubs, ground cover, and trees in addition to the installed amount of turf grasses. The Contractor shall replace or reimburse the Owner for the cost of replacement or repairs, at the Contractor's own expense, those turf areas, shrubs, ground cover, and trees that are damaged or lost due to insects, disease, fungus, and/or over watering or insufficient watering from irrigation system as directed by the Owner. All replacements shall meet the current size, specifications, and quality of surrounding related material. Any other Owner items damaged due to the Contractor's negligence shall be repaired or replaced as directed by the Owner at the Contractor's own expense. All repairs and replacements shall also occur within two (2) weeks of notice from the Owner.

If requested by the Owner, the Contractor will make weekly walk-through reviews of the entire site related to visual observations and the Contractor's performance. The Contractor will make repairs and adjustments, as directed by the Owner, during these site visits. A monthly Maintenance Report shall be generated by the Contractor and submitted to the Owner outlining potential problem areas and the Contractor's proposed corrective action, upcoming work approval request, coordination, scheduling, etc. The Contractor shall provide the Owner with a weekly updated maintenance log addressing all activities occurring in that week.

2.0 COORDINATION

The Contractor shall provide coordination with the Owner for all items associated with the requirements of this Agreement.

2.1 General Coordination

The Contractor shall meet with the Owner and its separate consultants as appropriate, on a bi-weekly basis. Those meetings shall serve as forum for the exchange of information, identification of pertinent and critical issues, determination of an action plan and schedule for resolving those issues, review of schedule and budget status, and discussion of other landscape, irrigation and maintenance related issues deemed appropriate by the Owner of the Contractor. The Contractor shall prepare the agenda for those meetings and submit it to the Owner two working days prior to the date of each meeting. The Contractor shall record and distribute minutes of each meeting to all attendees within five (5) business days, as well as other parties with a "need-to-know" basis. The Owner shall provide the meeting location.

Coordination of the construction, operation, and general maintenance at the Project is considered one of the many critical activities of the Contractor. Further, coordination of those efforts with all parties involved, or those with the need to know are crucial to the success of the Project. While all parties involved with the Project cannot be identified at this time, a partial list is provided as follows:

- District Manager
- District Engineer
- District Representative
- Aquatic Weed Control Maintenance Contractor

- Telecommunications and Cable providers
- TECO/Peoples Gas
- City of St. Cloud
- Osceola County and its various departments
- Florida Department of Transportation
- SFWMD
- Adjacent property owners, as directed by the Owner
- Orlando Utility Commission
- Duke Energy

2.2 Contractor's Project Manager

Contractor shall designate an on-site representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as the single point of contact, on a daily basis, between the Owner and the Contractor. This individual shall maintain at all times a means of being contacted by the Owner (email, cellular phone, or radio) and shall respond to such calls within twenty (20) minutes of contact. This individual shall be responsible for maintaining the Contractor's schedule of activities and notifying the Owner of this daily schedule for quality control of the Contractor's service and for arranging and supervising unscheduled service requests by Owner.

3. SCHEDULED OPERATIONS AND MAINTENANCE

The Contractor shall meet all requirements associated with turf care, shrubs/ground cover care, tree care, irrigation system, pressure washing and litter removal, as required in this Agreement. The contractor shall make a complete site inspection of Old Hickory, specifically the areas of CDD maintenance. Attachment A includes plan identifying the general limits of CDD maintenance by area. All landscaping, hardscape, structures (fences, entry features, benches, etc.) within the CDD areas shall be maintained by this Contractor in accordance with the following requirements:

3.1 Turf Care

3.1.1 Mowing

a. All lawns located in developed and undeveloped areas, including St. Augustine, and Bahia (including ponds), shall be mowed once per week from April through September, three (3) times per month in March and October, and once every other week from November through February. Mowing shall be performed at a minimum frequency of 42 times per year.
b. Turf areas shall be cut to a height of no more than 4 (4) inches nor less than four (4) inches, to foster photosynthesis and healthy root development.
c. Mower blades shall be kept sharp at all times to prevent tearing of grass blades.
d. Mulching type-mowing equipment is preferred and no side discharges are permitted on walk-behind mowers.
e. Visible clippings after mowing shall be removed to prevent thatch build up.
f. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.
g. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, stormwater inlets and waterways.

h. Drainage swales will be owed and overhanging vegetation keep from overhanging the swales.

3.1.2 Edging

a. Hard surface edging is to be defined as outlining and/or removing turf from along all sidewalks and curbs, and soft surface edging is to be defined as outlining and/or removing turf from all tree rings and planting beds, etc. by the use of a mechanical edger.
b. All hard surface edging shall be performed to maintain straight and sharp edges between curbs/sidewalks and turf areas. Edging shall be completed the same day and at the same frequency that an area is mowed.
c. All soft surface edging shall be performed neatly to maintain the shape and configuration of all planting areas in a clean manner, free of imperfections, at the same frequency as detailing of plant beds (once every three weeks). All plant bed edges shall be maintained to the curves, as originally designed.
d. The edging equipment shall be equipped with manufacturer's guard to deflect hazardous debris. String or lined trimmers shall not be used.
e. All sidewalks, streets, and roadways shall be immediately swept, blown, or vacuumed to maintain a clean, well-groomed appearance.
f. The proper safety precautions shall be taken when edging (i.e., safety vest, signage, warning light, etc.) along roadways as required by Federal, State or local law, as deemed necessary by the Contractor and/or as directed by the Owner.

3.1.3 Trimming

All areas inaccessible to mowers and/or otherwise unmowable due to trees, light poles, chain link fences, signs, rocks, culverts, miscellaneous hardscape items, etc. shall be trimmed at the same height, same day, in the same frequency as mowing. This includes grass runners around all ponds. Trimming shall be performed with the use of a string trimmer or other mechanical means. Chemical use shall be encouraged when working within six (6) inches of any vinyl fence posts. All other chemical use will not be permitted unless approved by Owner. All ponds will be string trimmed to the water's edge the same day as mowing.

3.1.4 Weed and Disease Control

a. Two (2) applications (full coverage) of weed and disease/fungus control shall be provided in the months of March and November of each year for all St. Augustine, areas. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense. Weeding shall be performed to a level that is acceptable to the Owner. Additional requirements for weed control are defined in paragraph 3.2.2
b. Turf areas shall be continuously monitored for infestations of disease/fungus and weeds and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.
c. All State and Federal regulations governing the use/application of chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to these regulations.
d. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.1.5 Fertilization

All fertilizers shall be applied (full coverage) according to manufacturer's instructions. Fertilizers shall be applied with the turf is dry and not over an early morning dew. Fertilizers shall be watered following application on the same day. Apply lawn fertilizer with broadcast spreaders and overlap consistently for uniform coverage.

a. A custom blended granular fertilizer shall be applied at least four (4) times per year (February, April, June, and October) for St. Augustine, Bahia shall be fertilized three (3) times per year (March, July, and November). Additional applications of micronutrients may be needed in July or August for St. Augustine turf. Analysis, scheduled applications, and application rates per 1,000 square feet shall be approved by the Owner and at a minimum include a full trace element package of iron, magnesium, zinc and calcium. Analysis may be different depending on the season of application and should always meet the specific site conditions. The minimum application rate shall be one (1) pound of nitrogen per 1,000 square feet per application. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.
b. The Owner reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.
c. A State inspection of analysis along with an actual certified fertilizer label, legible and otherwise suitable condition for filing, must be submitted for approval.
d. To maintain uniform turf color, fertilization shall be completed within ten (10) working days per phase in its entirety.
e. All fertilizers shall be kept out of canals and stormwater retention ponds and be removed immediately from all sidewalks and roadways.
f. A report containing bag usage and tonnage per area shall be submitted immediately following fertilization.
g. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
h. Contractor shall provide MDSD sheets for all chemicals to the Owner prior to start of contract. Contractor shall also provide MDSD sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.1.6 Pest Control

a. The Contractor shall provide four (4) applications (full coverage) of insect control per year in the months of March, May, July and September for St. Augustine and two (2) applications of insect control per year in May and July for Bahia. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.
b. Turf areas shall be continuously monitored for infestations of insects and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.
c. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

d. Contractor shall provide MDSD sheets for all chemicals to the Owner prior to start of contract. Contractor shall also provide MDSD sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.1.7 pH Adjustment

It is anticipated that the soil pH level may require adjustment in various areas throughout the Project site. The Contractor shall perform, as directed by the Owner, soil tests for any and all areas where the landscape is not responding adequately to the landscape care program. Based on the pH test results, the Contractor shall provide a pH adjustment program, if required, to be approved by the Owner. These areas will be monitored and, as directed by the Owner, follow-up tests will be required. The soil test and the pH adjustments shall be considered part of the base scope of Services.

3.2 Shrubs/Ground Cover Care

3.2.1 Pruning

a. Detailing of planted areas shall be performed in a sectional method, with the frequency of once every three weeks. Detailing includes trimming, pruning and shaping of all shrubbery, ornamentals and ground cover, removal of under story tree suckers, removal of unwanted vegetation, and the fluffing of bark or chips. Contractor shall provide to the Owner a sectional detailing operation map for review and approval within 30 days after the Contractor's notice to proceed.
b. Shrubs shall be hand clipped to remove only the top excess growth. Hedge sheering shall not be performed until shrub rows are completely full and have obtained at least three (3) feet full height. Pruning sides of shrubs shall be avoided to allow the mass to naturally fill.
c. No pruning shall be performed on live wood that alters the shape and fullness with respect to the intended character of the plantings. Any shrub damage from equipment, other negligent activities, or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.
d. Shrubs shall be pruned according to Owner's specific instructions.
e. Summer flowering shrubs shall be pruned yearly during late winter/early spring (late February – April).
f. Spring flowering shrubs shall be pruned yearly after blooming.
g. Broad leaf evergreen shrubs shall be hand-pruned yearly to maintain their natural appearance after the new growth has hardened off.
h. Conifers shall be pruned yearly after the foliage of the new growth has changed color.
i. Ground covers shall be edged and pruned to contain them within the planting beds.
j. The main stem of shrubs or vine-lie plants planted near fences shall be secured to the fence with plastic tie material to allow new growth to be guided as directed by the Owner.
k. All clippings shall be removed from all sidewalks, roadways, and waterways, and disposed off-site.
l. A schedule for pruning shall be submitted within 30 calendar days of the notice to proceed with the Services for Owner's approval.
m. Selective pruning, balling and shaping shall be performed as needed to expose landscape lights and remove all dead wood.

3.2.2 Weeding

a. The Contractor shall be required to maintain all mulched areas free of weeds to a level that is acceptable to the Owner by hand pulling or chemical means as environmental, horticultural and weather conditions permit. An appropriate combination of "pre" and "post" emergent is strongly recommended. Weeding shall be performed in conjunction with the detailing of planted areas at a minimum frequency of once every three weeks. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense. Weeds around impervious surfaces shall be sprayed as soon as observed. All weeds collected shall be removed and disposed off-site.
b. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhere to or failing to adhere to these regulations.
c. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.2.3 Fertilization

a. A custom blend fertilizer shall be applied at least four (4) times per year (March, May, July and September). Analysis shall include a trace element of iron, magnesium, zinc and calcium. Analysis and program should be structured to meet the specific site conditions. Reapplications, if required in the Owner's opinion, shall be provided at the Contractor's own expense.
b. Fertilizers shall be applied at a rate of 1 pound of nitrogen per 1,000 square feet of bed area.
c. Fertilizers shall have the following:
    1. Forty percent nitrogen derived from sulfate; 60% from controlled release.
    2. A ratio of nitrogen to potassium at 1 to 1.
    3. Two percent iron, minimum.
    4. Two percent magnesium, minimum.
    5. One percent magnesia, minimum.
    6. Three percent phosphorous, minimum.
    7. Include elements of calcium, boron, copper, zinc and phosphor.
d. Alternative fertilizer analysis may be approved by the Owner, if the Contractor substantiates reasons for healthier plant growth.
e. Granular fertilizer shall be applied by hand or hand-operated broadcast spreader insuring uniform coverage. Fertilization shall be completed within ten (10) working days.
f. A State inspection of analysis along with an actual label in legible and otherwise suitable condition for filing shall be submitted for approval.
g. All fertilizer shall be kept out of canals and lakes and be removed immediately from all sidewalks, pedestrian areas and roadways.
h. A report containing name of product applied, mix ratio, rate of application, amount of product applied, and location of application shall be submitted immediately following fertilization.
i. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

j. Contract shall provide MSDS sheets for all chemicals to the Owner prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.2.4 Pest and Disease Control

a. The Owner shall be notified one week prior to any chemical application. All over spray shall be prevented and contact with any pedestrians, their property or pets shall be strictly avoided.
b. All landscape areas shall be continuously monitored for infestations of insects and disease/fungus, and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.
c. Six (6) applications (full coverage) of insect and disease control shall be required per year in the months of February, April, June, August, October and December. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.
d. Use manufacturers' instructions for proper applications. Operating personnel shall be knowledgeable for monitoring and identification and licensed for application. All chemicals shall be used in strict accordance with Federal, State and County directive on environmental control and carry an EPA approval number.
e. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
f. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire contract period.

3.2.5 Mulching

All mulched beds shall be turned over for a fresh appearance during ever other required bed detailing sequence. New mulch shall be installed once a year as part of this scope of services.

3.2.6 pH Adjustment

A soil analysis and pH adjustment shall be provided for shrubs/ground cover as per section 3.1.7.

3.3 Tree Care

3.3.1 Pruning

a. Removal of dead limbs and branches from all trees shall occur at a minimum of two times per year, February and August, or as directed by the Owner. No pruning should be performed on live wood that would affect the fullness with respect to the intended character of the plantings. Any tree damaged from equipment, other negligent activities or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.

b. Removal of all sucker growth from base of trees shall be performed on a regular basis. Contractor shall remove any limbs, which in the Owner's opinion, pose a threat to public safety as part of this scope of service.

   Contractor will provide specific pruning practices, unless otherwise directed by the Owner, for the following items:

   - Oaks: Generally prune trees to maintain the desired uniform appearance by thinning or tipping. No topping shall be performed on oak trees. Branches are encouraged to hang over walks with adequate pedestrian and bicycle clearance.
   - Crape myrtles: Crape myrtles shall be tipped in February, but only by approximately two to three feet. Severe topping shall be considered out of character.
   - Wax Myrtle: Wax myrtles shall be tipped mildly in February, cleaned at the base to two feet clear trunk and dead wood removed.
   - Holly: Burford hollies shall be kept full headed and pruned only to bring clear trunk level to two feet above ground cover level. All holly trees shall be hand-clipped (not hedged) for naturally formed appearance. Sever shearing into "pyramids or lollipops" shall be avoided.
   - Ligustrum: Ligustrums shall be hand clipped for natural form. Sever shearing into "gloves" shall be avoided, unless directed by the Owner.
   - Magnolias: Prune only sucker growth to maintain an attractive, clear trunk appearance.
   - Washington palms: The condition and appearance of booted trunks shall be monitored monthly and cleanup/boot removal shall be provided as directed by the Owner. Once the fronds have dropped to an 8:00 to 4:00 angle, the Contractor shall remove the fronds to a maximum 10:00 to 2:00 angle. Fronds shall be removed a minimum of three (3) times per year. Seedpods shall be removed as necessary or as directed by owner.
   - Queen Palms: Pruning of trees twice per year, however seedpods shall be removed as necessary or as directed by owner.
   - Canary Palms: Pruning of trees three (3) per year, however seedpods shall be removed as necessary or as directed by owner.

c. Trees located in buffer areas shall be pruned twice (2) a year. These trees shall be pruned to promote dense canopy for screening and to provide a neat appearance. The Owner shall provide specific instructions for pruning trees in buffer areas.
d. Other ornamental trees shall be pruned yearly during late winter/early spring (late February – April).
e. All other trees shall be pruned yearly to enhance their natural character as directed by the Owner.
f. Trees shall be canopied in a manner that will prevent interference with pedestrian walkways, as well as assist in the general appearance of the property. This service will be performed as necessary during the detail three-week rotation to maintain uniformity and property clearances as part of this scope of service.
g. Selective pruning and shaping shall be performed as needed to expose landscape lights.

3.3.2 Fertilization

Trees shall be fertilized as per the requirements of 3.2.3. Any alternative fertilizer analysis recommended specifically for individual trees may be approved if the Contractor substantiates reasons for healthier plant growth.

3.3.3 Pest Control

Preventative insect/disease control treatments shall be provided for individual trees, as per the requirements of 3.2.4.

3.3.4 Mulching

All individual isolated trees shall have their tree ring re-mulched as per the requirements of 3.2.5.

3.3.5 pH Adjustment

Soil testing and pH adjustment shall be provided as per the requirements of 3.1.7.

3.4 Annuals (There are no annuals included in this scope.)

3.4.1 Annual flowers, if applicable, will be changed (4) times per year at all monuments and entrances with selected 4" inch varieties best suited to the seasonal and environmental conditions at ideal spacing for the varieties chosen (average 6" spacing).

3.4.2 Fungicides and insecticides will be applied as needed to maintain healthy planting beds.

3.4.3 Annual flowers will be serviced as needed to remove flowers that are fading or dead (deadheading) to prolong blooming time and improve the general appearance of the plant.

3.4.4 All soils will be roto-tilled to a depth of 4" inches after removing and prior to installing new annuals.

3.4.5 Annual flower beds are not to be left empty for more than 4 working days at any given time, unless replacement is prevented by severe weather conditions. If replacement material is needed to keep all beds full and healthy between scheduled changes, contractor will remove and install new material at no additional cost to the owner, except in case of damage due to severe weather conditions (flooding, high winds and frost.

3.4.6 During winter months and extreme cold all annuals shall be protected (frost cloth) against frost damage with appropriate coverings to ensure the survival of all annuals. This service shall be provided as part of the scope of services.

3.5 Irrigation System

3.5.1 General Requirements

a. The Contractor shall be responsible for continual, full operation of all system parts. Any plant damage resulting from non-operation of system, over-watering, or insufficient watering due to maintenance neglect shall be the Contractor's

responsibility, as per Section 1.12. Contractor shall replace damaged materials or reimburse the Owner for the cost of replacement or repairs as directed by the Owner.

b. The Contractor shall be responsible for repairs to the system caused by the Contractor or by the Contractor's neglect for the term of this Agreement.
c. Automatic irrigation system will be programmed weekly to provide watering frequency sufficient to replace soil moisture below the root zone.
d. All irrigation shall run between 12:00 a.m. and 7:00 a.m. Any deviation from this schedule shall be approved by the Owner.
e. Contractor must adjust system to ensure compliance with any water restrictions.
f. Any modifications to the irrigation system shall be submitted in writing for approval. Approval will be in writing to the Contractor. If the original request is not satisfactory to the Owner, an alternate plan may be requested. A detailed sketch for record documents will also be supplied to the Owner, prior to work commencing.

3.5.2 Monitoring/Adjustments

a. The Contractor shall inspect the entire operation of the system no less than once every two weeks. A written report shall be furnished to the Owner at the completion of each inspection. During this inspection, the Contractor shall perform the following:

- Activate each zone of the existing system.
- Visually check for and report and damaged heads or ones needing repair.
- Ensure the operation and coverage is sufficient for proper healthy landscape growing conditions.

b. Spray patterns for all irrigation heads shall be adjusted, if required, when detected by the Contractor or as directed by the Owner. Removal of grass, debris grown over all heads, cleaning of clogged nozzles and screens shall be included in this scope of services.
c. Any adjustments to the spray nozzles, spray patterns, controllers, etc. required to provide optimum growth of the landscape shall be provided on an as-needed basis as part of the base Scope of Services.

3.5.3 Valve/Valve Boxes

a. The Contractor shall provide any miscellaneous cleaning of valves for proper functioning on an as-needed basis.
b. The Contractor shall ensure that all valve boxes remain flush and level with grade. The valve boxes shall be kept free of any overgrowth of plant material or sod. The interior of each box shall be kept clean and lined with pea gravel, as needed, as per the original construction details.

3.6 **Pressure Washing** (This will be provided by Contractor as needed, as a billable item in addition to the contract price.)

3.6.1 Pressure washing shall be performed with the use of a 2,500-psi gas-powered pressure washing machine, unless otherwise specified. All hardscape structures, site furnishings, road bridges, roadside pedestrian structures, development entry features, regulatory signs, street signs, and the overflow weirs shall be treated twice per year, as directed by the Owner.

3.6.2 Park hardscape areas including the wood deck, site furnishings, and shade structures, and sidewalks and site furnishings shall be pressure washed weekly. All hand railings shall be lightly pressure washed and wiped down weekly.

3.6.3 If the Contractor experiences any damage to the finish of any hardscape items due to pressure washing, work shall stop immediately, and the Owner notified.

3.7 Litter Removal

3.7.1 Landscape Areas

Any litter found in planting beds or in turf areas shall be collected and disposed of off-site prior to each mowing cycle.

3.7.2 Road Rights-of-Way, Ponds, and drainage easements.

Contractor shall monitor all road rights-of-way, stormwater ponds, and stormwater inlets, to collect any litter and dispose of the litter off-site.

DOG PARK AND TRASH CANS
Contractor will be responsible to maintain and replenish all dog bags and trash can liners.

4. UNSCHEDULED MAINTENANCE AND REPAIRS

The Contractor shall be equipped and organized to provide any unscheduled maintenance and repairs required in this Scope of Services. The following addresses the general procedures for unscheduled maintenance and repairs, response to damaged facilities and emergencies, and unscheduled maintenance activities.

4.1 General

The Contractor shall be responsible for all repairs within the limits of work unless directed otherwise by the Owner. Repairs that result from the Contractor's failure to properly perform the Services under this Scope of Services shall not be considered an Additional Service and, therefore, shall not warrant additional compensation to the Contractor. Repairs that, in the Contractor and Owner's opinion, are not as a result of Contractor negligence shall be deemed an Additional Service and shall, at the Owner's election, be made by the Contractor upon receipt of a Work Authorization from the Owner. When the Contractor determines that a repair is necessary, the Contractor shall submit to the Owner a Work Authorization form, together with the Contractor's estimate of the cost to perform the repair. Whenever possible, this Work Authorization and cost estimate should be sent to the Owner seven (7) calendar days in advance of the Contractor performing the Services. The Owner shall return one execute copy of the Work Authorization form and shall indicate the method of compensation. In the event the

Services are to be provided on a unit price or time-and-material basis, within seven (7) calendar days upon completion of the Services, the Contractor shall submit to the Owner, an itemized listing of the Contractor's costs to perform the Services including all unit quantity items or labor, equipment, materials, and Subcontractor's accordingly. The itemized listing shall be presented in a format acceptable to the Owner and if requested by the Owner, shall include copies of invoices from others providing work or materials on the repair.

4.2 Damaged Facilities

4.2.1 Should the Contractor become aware of damage to the facilities within the area maintained by the Contractor, the Contractor shall notify the Owner as soon as possible. If the Owner elects to have the Contractor perform the repair, the Owner shall issue a Work Authorization to the Contractor to proceed with the repair.

4.2.2 Irrigation Repairs

a. All breaks shall be repaired immediately. Lines shall be flushed thoroughly before installing new heads.
b. All replacement parts shall be the same manufacture as the initial irrigation installation. Execution of all repairs/installation shall be as per original construction details/specifications.
c. Above-ground irrigation components damaged by the Contractor while performing landscape maintenance activities shall be repaired and replaced by the Contractor within 24 hours at no change to the Owner.
d. Any damage on property due to washouts created by irrigation breaks that went undetected for a period of time due to negligence of the Contractor shall be repaired by the Contractor at no charge to the Owner.
e. Irrigation components damaged by accident caused by someone other than the Contractor, by wear and tear, or by vandalism shall be reported to the Owner immediately. Execution and payment for these repairs is explained in Section 4.1.

4.3 Emergency Repairs

4.3.1 If the repair to a damaged facility is deemed an emergency and immediate repair is judged necessary by the Contractor, District Manager, District Engineer, or Owner, upon receipt of authorization by the Owner, the Contractor shall proceed with providing all material, labor, and equipment on a time-and-material basis necessary to make the repair and restore the facilities. If the repair is required due to Contractor's negligence, the Owner shall back charge the Contractor for the repair.

4.3.2 The Contractor shall provide any emergency repairs to the irrigation system immediately once detected by the Contractor, or within three hours of notification from the Owner. If the emergency repairs are due to Contractor negligence, the Contractor shall provide these repairs at its own expense. If these repairs are beyond the Contractor's control within the Scope of Services, the Contractor shall provide the repairs and submit an invoice on a time-and-material basis.

4.3.3 Emergency repairs, as agreed by the Owner, are the only repairs that will not require a Work Authorization from the Owner prior to commencing the repair. However, a Work Authorization will be completed and referenced on the Contractor's monthly invoice to the Owner.

4.4 Unscheduled Maintenance

The Contractor shall provide occasional unscheduled maintenance that is in addition to the base Scope of Services. The Contractor shall receive a Work Authorization from the Owner and shall respond and complete the request within two weeks or a mutually agreeable time with the Owner. The Contractor's cost estimate to provide the work shall be approved by the Owner prior to commencement. The Contractor shall be available and willing to provide the following unscheduled maintenance services:

- Raise the height of irrigation heads.
- Provide cleanup and touch-up finishes (paint, stucco, etc.) as necessary for any hardscape item in response to vandalism or acts of God.
- Provide landscape and irrigation materials, replacements, or repairs due to vandalism or acts of God.
- Provide site cleanup (litter removal, pressure washing, etc.) before and after community special events.
- Provide mowing of undeveloped areas.
- Provide, in late October of each year, over-seeding in undeveloped Bahia areas with Winter Rye. The Contractor shall provide seeding mix to the Owner for approval prior to application. Any reapplications required, in the Owner's opinion, due to poor germination or inconsistent coverage, shall be provided at the Contractor's own expense.
- Provide selective weeding and pruning for existing wooded areas.

5. RESPONSE TIME

The Contractor shall provide services and repairs within the amount of time indicated in this Agreement. The following is general response time information and requirements for the Emergency Response Program to be developed, implemented, and maintained by the Contractor.

5.1 General

The Contractor shall, on a timely and efficient basis, respond to any and all requests and perform all repairs, inspections, and observations, etc. stipulated in the Project Manual. The Contractor shall provide supervisory, operating and maintenance personnel as required who shall be available on call 24 hours per day, seven (7) days per week to respond to and correct any problems with any of the elements covered by this Agreement.

Response time, unless otherwise directed by the Owner, required by the Contractor for various maintenance activities is as follows:

- Standard maintenance activity adjustments: varies, as directed by Owner.
- Irrigation adjustments: 24 hours
- Standard repairs: one week
- Emergency repairs: three (3) hours
- Unscheduled maintenance request: as needed, as soon as four (4) hours
- Plant material replacement: two (2) weeks

Should the Contractor fail to respond to a request for any services addressed in this Project

Scope within the required allotted time, the Owner shall, at the Contractor's sole expense, provide the requested services.

5.2 Emergency Response Program

The Contractor shall develop, implement, and maintain an Emergency Response Program (ERP) for emergency work that must proceed immediately to avoid property damage or result in a public health or safety hazard. The ERP shall address emergency situations including, but not limited to, the following items:

- Irrigation line breaks
- Equipment failures
- Chemical spills

Additionally, the ERP shall address the following:

- Responsible parties to be notified
- Personnel, equipment, and emergency repair contractors on call and who will respond to each type of emergency
- Procedures for notifying the Owner, District Manager, the community, and other utility companies affected by the listed emergency
- The Contractor shall prepare, maintain and distribute an ERP manual detailing the procedures and responsibilities for the situations listed above and any other situation deemed appropriate by the Owner.

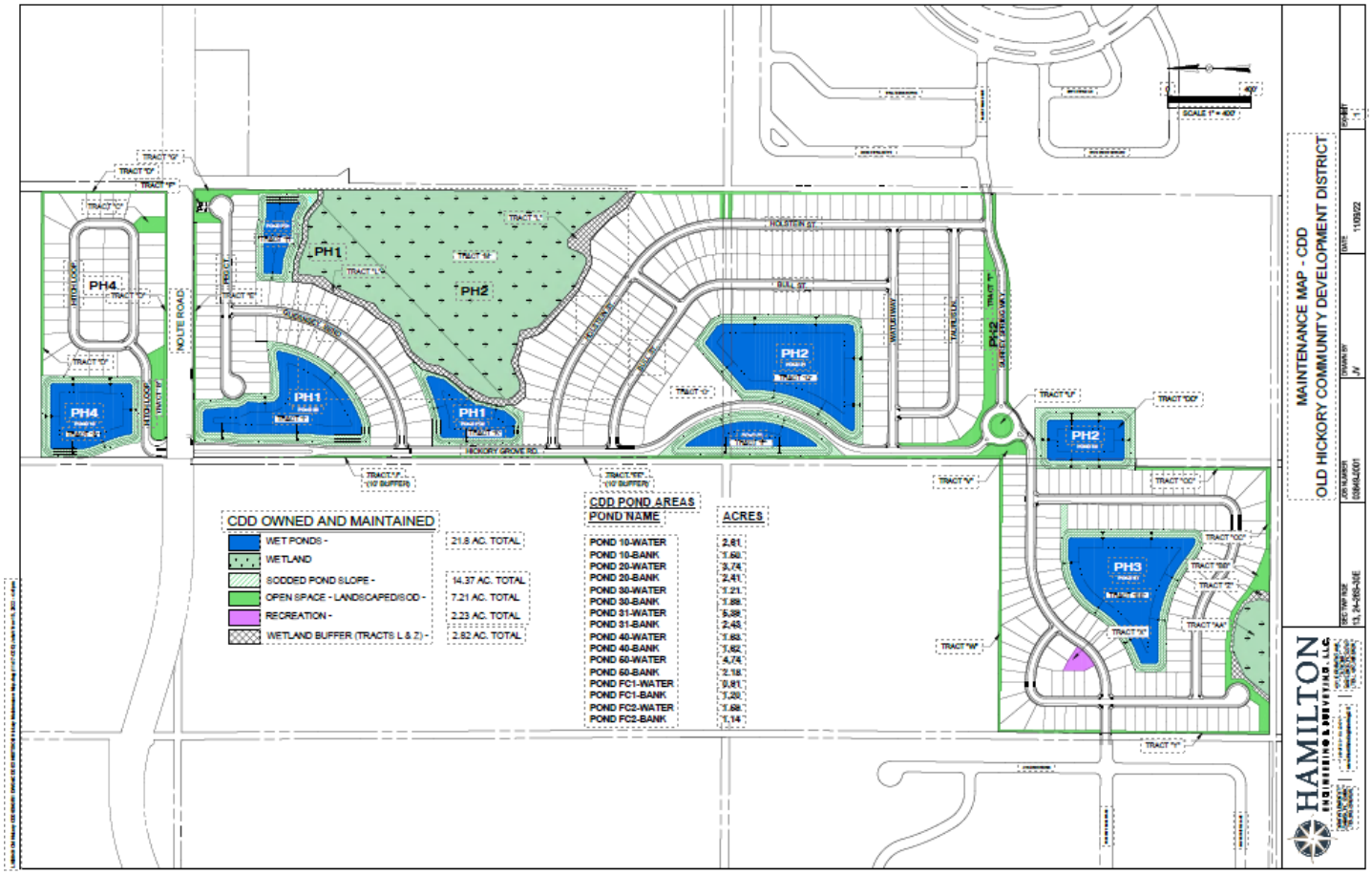
The ERP manual shall be included in the operations section of the Administrative/Maintenance/Operations program.

Landscape Service Area Map to Follow

END OF SCOPE OF SERVICES

Proposed Service Area

Scope of Work Mapping



United Land Services is pleased to provide our take-off, generated by our estimating team. The take-off Illustrates the following areas we have included in the price of your proposal.

Your Investment

Price Form[1]

SERVICES[2]	CDD Areas

Landscape Firm: United Land Services

Contact Name: Chris Marquess

Telephone: 407-515-5262

E-Mail: ess@unitedlandserivi

Turf Care	Annual Maintenance Cost
Mowing	$83,504
Weed/Disease Control	$187
Fertilization	$1,240
Pest Control	$139
Subtotal	$85,067

Shrubs/Groundcover Care	Annual Maintenance Cost
Pruning	$20,184
Weed/Disease Control	$49
Fertilization	$334
Pest Control	$33
Mulching (Iincuded in scope)	$43,549
Subtotal	$64,149

Tree Care	Annual Maintenance Cost
Pruning	$902
Fertilzation	$80
Weed/Disease Control	$8
Pest Control	$12
Mulching	Included
Subtotal	$1,002

Irrigation System Monitoring	Annual Maintenance Cost
Monthly Inspections	
Subtotal	$6,594

Litter Removal	Annual Maintenance Cost
g stations,Trash cans and litter removal	$3,367

Total

$160,179

Notes:

1. The amounts listed are fixed fees for the twelve (12) month time period commencing on a date to be determined.
The fixed fee shall include the Contractor's profit and general overhead and all
whatsoever
(including, without limitation, labor, equipment, materials and all taxes).

2. Refer to the scope of services for specific services to be provided.

Landscape Maintenance Service Agreement

This Services Agreement (the "*Agreement*") is entered into this _____ day of _____,2026 between _____ (the "*Customer*"), and Florida ULS Operating, LLC DBA United Land Services, LLC ,(the "*Contractor*"). Contractor is in the business of providing landscape maintenance services and Customer desires to contract with Contractor to provide landscape maintenance services to Customer and certain properties managed by Customer in accordance with the following terms and conditions of this Agreement.

Service Address: _____

Bill to Address_____

1. Term. The initial term of the Agreement shall commence for a three (3) year period commencing on _____ and ending on _____. After expiration of the initial term, the Agreement shall automatically renew for two (2) additional one (1) year periods.

2. ***Services.*** Contractor agrees to provide the Customer with the scope of services set forth in Exhibit A (the "Services"). Contractor agrees to provide all labor, material, equipment, and supervision to perform the duties outlined by this Agreement, except that Customer shall provide any water and utilities necessary for Contractor to perform the Services. Contractor warrants to the Customer that: (i) Contractor will perform the Services in a workmanlike manner in accordance with reasonable prevailing industry standards; (ii) Contractor shall comply with all applicable laws; (iii) Contractor has no outstanding agreement or obligation that is in conflict with any of the provisions of this Agreement or that would preclude Contractor from complying with the provisions of this Agreement. Contractor shall not be liable for any nonperformance, delays, or alleged deficient performance resulting from any environmental issues, including drought, hurricane, flooding, tornados, rainfall, storms, earthquakes, or other disasters or weather events, any governments actions or changes in law, any wars, acts of terrorism, epidemics, shortages, strikes or other labor issues, or other causes beyond the control of Contractor. Contractor's liability to Customer for any alleged non-performance under this Agreement shall be expressly limited to the amount of compensation received by Contractor for the disputed scope of work.

3. ***Compensation***. In consideration of the Contractor's performance of the Services, the Customer agrees to pay Contractor the fees set forth on Exhibit B for the total monthly amount of $_____. On each anniversary date of this Agreement, the agreed upon fees for Contractor's Services shall be increased by 3% over the previous year's level or CPI, whichever is greater. Customer shall be responsible for all sales, use, and other taxes with respect to all amounts paid by the Customer to Contractor under this Agreement other than taxes on Contractor's income. All payments shall be made by direct electronic payment.

4. ***Confidentiality***. Customer acknowledges this agreement along with any documentation, financial data, designs and plans provided by the Contractor are confidential information and shall not be disclosed by the Customer to any other person or entity, except as required by law.

5. ***Late Payment.*** If payment is not received within 30 days of invoicing, a 1.5% per month late fee will be applied to all unpaid balances. Should Contractor need to pursue legal action to collect any amounts owed, Customer agrees to pay Contractor's reasonable attorney's fees, court costs, and all other expenses incurred.

6. ***Termination.*** Customer may terminate this Agreement for cause, if Contractor, after prior written notice per section 7, of any default hereunder, fails to cure that default within 30 days thereafter. Customer shall pay for all services performed up to the effective date of any valid termination. Contractor, upon 30 days prior written notice to Customer, may terminate this Agreement without cause.

7. Notices. Any notice required to be sent to the Contractor under this Agreement shall be sent to the following address unless otherwise specified: Attention_____12276 San Jose Blvd, Suite 747, Jacksonville, Florida 32223. Any notice required to be sent to the Customer under this Agreement shall be sent to the Service Address specified above, or to such other address as Customer hereafter provides.

8. ***Insurance***. Contractor acknowledges and agrees that it shall be solely responsible for securing and maintaining all insurance coverage for itself and its employees, including without limitation, commercial general liability, workers' compensation and employers' liability, comprehensive automobile, and umbrella liability. Contractor shall provide proof of insurance coverage prior to commencement and shall not cancel or change any coverage without providing Customer written notice.

9. ***Licenses***. Contractor shall maintain all applicable licenses and permits within the cities, counties, and states of operations.

10. ***Indemnification.*** Each party, to the extent permitted by law, will indemnify, defend and hold harmless the other party, its affiliates, and all of their directors, officers, employees, agents and representatives from and against all claims, liabilities, damages, losses or expenses to the extent arising out of any negligence, willful misconduct, breach of contract or violation of law for which the indemnifying party, its employees, agents, subcontractors, or assigns in the performance of work under this Agreement is at fault. In the event the parties are jointly at fault, each party will indemnify the other in proportion to its relative fault.

11. ***Right to Cure.*** Should customer determine that Contractor has provided defective, deficient, or destructive work ("complaint", it shall provide written notice withing 48 hours of the alleged occurrence or any claim shall be deemed to be waived. Upon receipt of any said complaint, Contractor shall have seven (7) days to address any said complaint. The failure to allow the Contractor to address any complaint will serve as a waiver of any claim related to the alleged claim.

12. ***Contractual Lien***. The Customer grants Contractor, in addition to any other rights and remedies allowed under the applicable law, a lien on the real and personal property related to the project to secure payment for all sums due and owing under this agreement. The Contractor shall be entitled to recover its reasonable attorney fees and costs in any action related to the recovery of sums owed by Customer.

13. ***Miscellaneous.*** Contractor enters into this Agreement as an independent contractor. Contractor shall be solely responsible for all taxes, withholdings, and other similar statutory obligations with respect to its employees, including without limitation, Worker' Compensation Insurance. Either party may assign this Agreement to an affiliate or to any successor entity or purchaser of a substantial portion of the assets of such party that relate to the subject matter of this Agreement without the other party's consent but with written notice. This Agreement shall be governed by the laws of the State of Florida. The exclusive jurisdiction for the resolution of any disputes arising out of or relating to this Agreement shall be in a court of competent jurisdiction in Duval County, Florida. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes and replaces all prior and contemporaneous understandings or agreements, written or oral, regarding such subject matter. No amendment or modification of this Agreement will be binding unless in writing and signed by a duly authorized representative of both parties.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement as of the day and year first above written.

CONTRACTOR	CUSTOMER
Print Name: Florida ULS Operating LLC, DBA United Land Service	**Print Name:_____**
Signature:_____	**Signature:_____**
Date: _____/_____/_____	**Date: _____/_____/_____**

Thank you for the opportunity to partner

Uniting partners through exceptional landscape services

YELLOWSTONE
LANDSCAPE

Old Hickory CDD

LANDSCAPE MAINTENANCE 2027-2028

Prepared By:
Nicole Ailes
Yellowstone Landscape

Prepared For:
Alan Scheerer
Governmental Management Services



EXECUTIVE SUMMARY

Understanding Your Needs

After carefully assessing the landscape at **Old Hickory CDD**, we recognize your specific needs for your property. As a property that demands peak performance from your landscape, maintaining an impressive appearance year-round is crucial to your reputation.

Our Tailored Solution

Yellowstone Landscape proposes a comprehensive maintenance program designed specifically for your landscape, including:

- Weekly maintenance of all turf, bed areas, and common spaces
- Quarterly horticultural evaluations with proactive plant health care treatments
- Complete irrigation system management with Monthly inspection reports
- Dedicated Account Manager with regular property walks and progress reporting

Why Choose Yellowstone Landscape

With years of experience serving properties like yours throughout the country, our team brings specialized expertise in landscape management. Our local branch location just a few miles from your property ensures rapid response times, while our established relationships with local suppliers guarantee the best plant materials for your unique environment.

Investment and Value

Your annual investment of **$157,500.00** provides exceptional value through reduced water consumption, extended plant life, and enhanced curb appeal, directly supporting property values and your overall satisfaction. Our proactive maintenance approach prevents costly replacements and expensive emergencies, providing budget predictability throughout our partnership.

Next Steps

Upon your approval, our transition team is prepared to begin service on **January 1, 2027**, with a comprehensive 90-day improvement plan already developed specifically for your property. We welcome the opportunity to present this proposal to anyone else involved with this important partnership decision at your convenience.

WELCOME FROM OUR CEO

8/12/26
Alan Scheerer
Governmental Management Services

RE: Old Hickory CDD



On behalf of the thousands of Yellowstone Landscape Professionals across the United States, I want to thank you for considering us as your commercial landscape maintenance partner. It is truly an honor to be invited to care for the outdoor spaces that matter most to you, your community, and the people you serve.

For more than two decades, Yellowstone Landscape has been dedicated to one mission: delivering ***Excellence in Commercial Landscaping***. That commitment lives in the work of our teams every day - whether we're maintaining the beauty of a homeowners association, enhancing a corporate campus, or preserving the landscapes of our public institutions.

What makes Yellowstone Landscape unique isn't just the scale of our operations across the country. It's the pride and professionalism of the people who wear our logo. From the crews on your property each week to the specialists supporting irrigation, tree care, and enhancements, we share a common purpose - to ensure your landscape not only looks its best, but also functions in ways that make your property safer, more welcoming, and more sustainable.

We are grateful for the opportunity to earn your trust and to demonstrate why so many organizations rely on Yellowstone Landscape as their partner of choice.

Sincerely,

Tim Portland

Tim Portland
Chief Executive Officer
Yellowstone Landscape

YELLOWSTONE
LANDSCAPE

CLIENT SPECIFIC ASSESSMENT

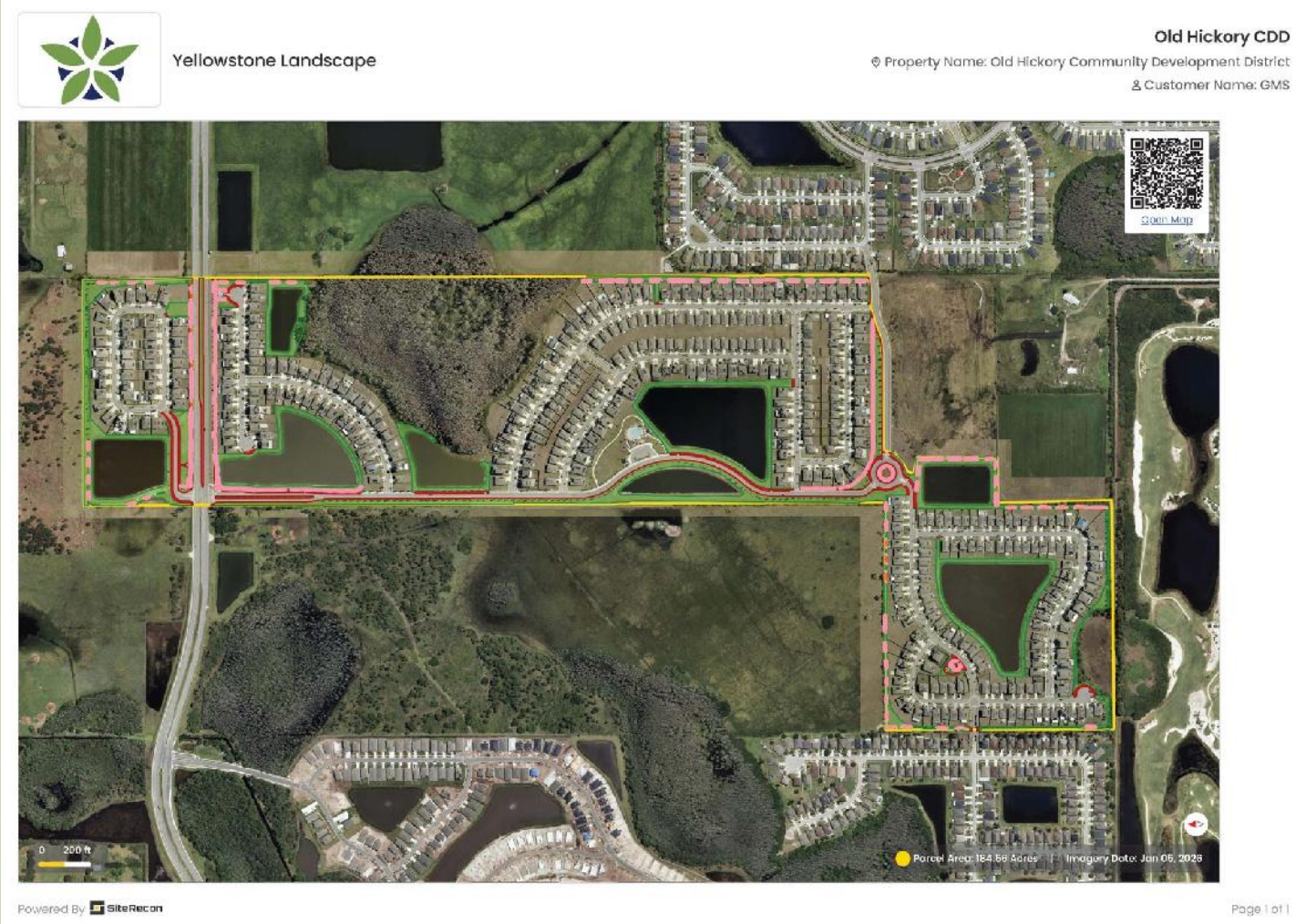






SERVICE AREA MAP

Below is an overview the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.



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OUR APPROACH







Old Hickory CDD's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS

1-30



✓	Meet with Property Manager to review Startup Plan
	Discuss Our Approach and Service Map
	Complete an irrigation audit of the entire system
	Present irrigation deficiencies with plan for corrections
	Begin regular maintenance task schedule
	Cleanup previously neglected and high impact impact areas
	Spot treat weeds in turf areas and planting beds
	Discuss options for turf areas beyond reclamation
	Apply fertilizer to struggling areas across the property
	Begin insect and disease treatments
	Remove severely declining/lost plant material and present proposals for replacement
	Walk the property with Property Manager to identify areas for improvement and prepare proposals for enhancement

Old Hickory CDD's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS

31-60

	Walk property with Property Manager to evaluate improvements
	Evaluate our approach and make any necessary adjustments
	Continue irrigation maintenance and inspections
	Continue routine maintenance tasks as scheduled
	Retreat turf weeds and continue weed control applications throughout property
	Monitor and treat insect and disease problems in plant material
	Discuss options to improve "curb appeal" in high profile areas



Old Hickory CDD's STARTUP PLAN

Your Startup Plan details the steps our team will take to establish a strong foundation for long-term success. Organized into 30-, 60-, and 90-day milestones, this checklist allows us to collaborate closely with you, track our performance, and confirm that every aspect of your landscape receives the attention it deserves from day one.

DAYS

61-90

	Walk property with Property Manager to evaluate improvements
	Assess results from actions taken in 30 day and 60 day plans
	Continue irrigation maintenance/inspections
	Continue turf weed and control applications throughout property
	Monitor and treat insect and disease problems in plant material throughout property
	Continue routine maintenance tasks as scheduled
	Schedule 6-month site evaluation with Property Manager



INTRODUCING YOUR SERVICE TEAM

The success of your property depends on the people behind the plan. You'll work directly with these experienced professionals. They will serve as your dedicated partners - accountable for your property's performance and accessible whenever you need them.



Branch Manager

Your **Branch Manager** oversees all aspects of your property's care, ensuring seamless coordination between field teams, scheduling, and quality standards. They're first degree of escalation for any service concerns and manage everything from daily operations to long-term planning for all properties served from their location. With direct responsibility for quality control, safety protocols, and team training, they ensure consistent excellence across every visit. Their local leadership means faster response times, personalized attention, and accountability for your team's performance throughout the year.



Account Manager

Your **Account Manager** is your day-to-day partner, coordinating all service activities and ensuring your property receives the attention it deserves. They schedule crews, monitor quality standards, and address any concerns quickly, acting as your advocate within our organization. By tracking performance against your budget and specifications, they keep your property on track while proactively identifying opportunities for improvement. You'll communicate directly with them for routine needs, making it easy to adjust services as your property's requirements evolve throughout the season.



Irrigation Manager

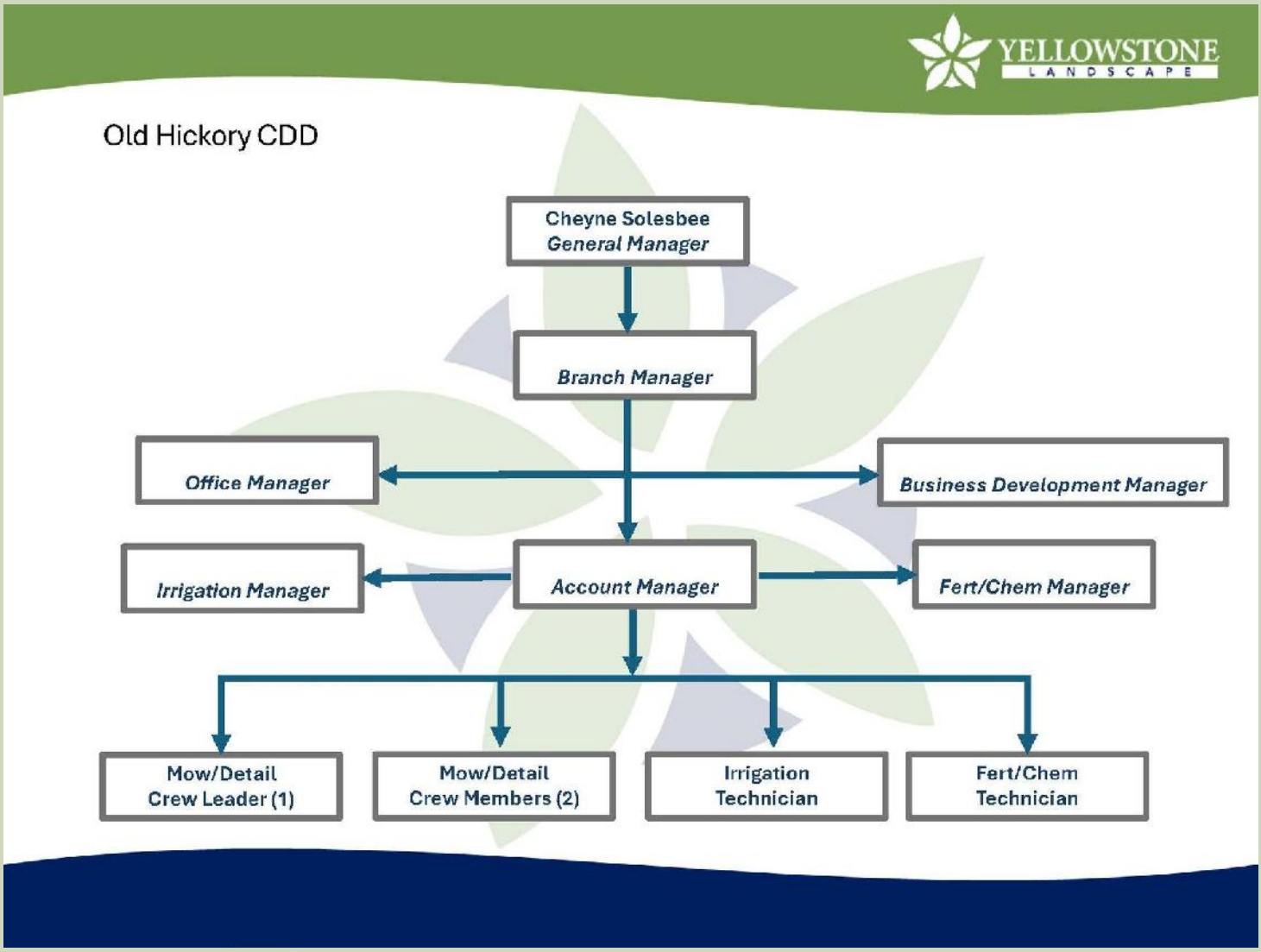
Your **Irrigation Manager** ensures that a property's irrigation system operates efficiently and sustainably, providing the right amount of water to each landscape area. They regularly inspect, adjust, and optimize the system to reduce waste, and maintain plant health.



Spray Application Manager

Your **Spray Application Manager** oversees all fertilizer and pest management treatments to keep the landscape healthy, safe, and looking its best. They ensure applications are timed correctly, performed safely, and tailored to the property's specific needs.

Your Local Branch Members



QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attentionfrom experienced professionals at every level of our organization.



WEEKLY PROPERTY INSPECTIONS

Your Account Manager walks your property each week, creating detailed punch lists that address everything from sight line obstructions to seasonal pruning needs. These inspections ensure crews know exactly what requires attention and can prioritize work based on your property's current conditions.

Four levels of inspection mean your property is never relying on just one perspective. When problems get caught early, excellence becomes routine.

REGULAR CLIENT COLLABORATION

We meet with you routinely to align on priorities, review completed work, and plan upcoming activities. You'll receive weekly summaries that document what we've accomplished and what's scheduled next, keeping you informed without requiring constant follow-up.



QUALITY CONTROL PROCESS

Quality landscapes don't happen by accident. Our multi-tiered inspection system ensures your property receives consistent attentionfrom experienced professionals at every level of our organization.

CROSS-PROPERTY REVIEWS

Our Branch Manager conducts regular inspections across all properties, bringing fresh perspective to maintenance practices and crew performance. This outside view catches issues that daily familiarity might miss and creates opportunities for Account Managers to learn from successes across our portfolio.





EXECUTIVE OVERSIGHT

Our Regional Vice Presidents and General Managers perform monthly property reviews, applying decades of experience to identify opportunities for improvement. This executive-level attention ensures your property benefits from the highest level of expertise in our organization.

The Result: ***Problems get identified and resolved quickly. Your property receives the benefit of continuous improvement, proactive planning, and the collective expertise of our entire management team, not just the crew you see each week.***

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SCOPE OF SERVICES







CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Turf Management

Our comprehensive turf program includes:

- Mowing at optimal heights (3-4" cool season, 2-3" warm season)
- Regular soil testing for proper pH and nutrient levels
- Targeted post-emergent treatments as needed
- Seasonal fertilization tailored to grass type and regional conditions for irrigated turf areas
- Insect and disease monitoring with prompt treatment

Irrigation & Water Management

Our water management program features:

- Monthly comprehensive system inspections
- Controller programming adjustments based on seasonal needs
- Cleaning and adjustment of sprinkler heads and nozzles
- Prompt repair of damaged components (billed separately)
- Regular system efficiency evaluations

Plant Material Care

We protect your landscape investment through:

- Seasonal pruning using proper horticultural techniques
- Shrub and ground cover fertilization (spring and fall)
- Ornamental tree maintenance (up to 10' height)
- Insect and disease monitoring with integrated pest management
- Bed definition and weed control throughout growing season
- Plant health assessments with proactive treatments

Quality Assurance

- Dedicated account manager with regular property inspections
- Written reports documenting completed services and recommendations
- 24-hour emergency response capability
- Properly trained and equipped service teams
- Licensed applicators for all chemical treatments
- Ongoing evaluation of landscape performance

CORE SERVICES OVERVIEW

These core services ensure your property consistently makes a strong first impression. You'll enjoy enhanced curb appeal, protect your property value, and create an inviting environment that reflects positively on you and your team.

Service Category	Frequency	Description
Mowing	Weekly (April-Sept) 3x Monthly (March & Oct) 2x monthly (Nov-Feb)	Professional cutting, trimming and cleanup with frequency adjusted to seasonal growth rates
Edging & Detailing	Hard edging in concurrence with mowing, soft edging beds every 3 weeks	Hard and soft edging of walkways, curbs, and beds with debris removal
Landscape Bed Maintenance	Every 3 weeks	Weeding, pruning, and bed definition to maintain appearance and plant health
Turf Fertilization & Integrated Pest Management	Varies by turf, follows scope and IPM strategies	Custom nutrient applications based on soil testing and plant requirements. Monitoring and treatment of insects, disease, and weeds using IPM practices.
Shrub Fertilization & Integrated Pest Management	4x Per Year and follows scope	Custom nutrient applications based on soil testing and plant requirements. Monitoring and treatment of insects, disease, and weeds using IPM practices.
Irrigation Management	Monthly	System inspections, adjustments, and programming for optimal water efficiency
Mulch	1x Per Year	Install (225) cubic yards of mulch
Palm Pruning	1x Per Year	Prune palm trees

SERVICE CALENDAR

This calendar shows approximately when each service will be performed throughout the year.

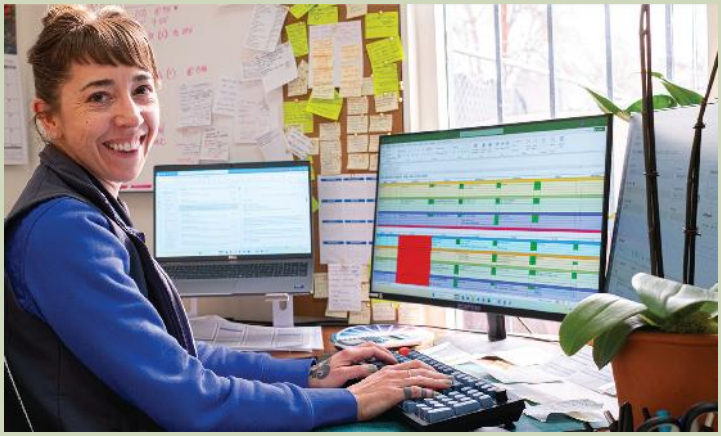
Yearly Service Calendar													
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Turf													
Mowing (St. Augustine)	2	2	3	4	5	4	5	4	4	3	2	2	40-42
Mowing (Bahia)	2	2	2	3	3	4	5	4	4	3	2	2	36
Fertilization & Pest Control (St. Augustine)		1		1		1				1			4
Shrubs & Landscape Beds													
Pruning & Trimming	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	17
Ornamental Grass Cutbacks		1											1
Manual Weed Control	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	17
Post-Emergent Weed Spraying	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	17
Shrub Fertilization & Pest Control			1		1		1		1				4
Arborcare													
Tree Pruning Under 10'		1											1
Crape Myrtle Pruning		1											1
Tree Fertilization			1		1		1		1				4
Irrigation													
Monthly Irrigation Inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
Additional Services													
Palm Pruning					1								1
Landscape Bed Mulching										1			1

YELLOWSTONE
LANDSCAPE

INVESTMENT







Price Form[1]

SERVICES[2]	CDD Areas

Landscape Firm: Yellowstone Landscape

Contact Name: Nicole Ailes

Telephone: 559-977-4719

E-Mail: nailes@yellowstonelandscape.com

Turf Care	Annual Maintenance Cost
Mowing	$81,360
Weed/Disease Control	$525.00
Fertilization	$2,361.00
Pest Control	$1,050.00
Subtotal	$85,296

Shrubs/Groundcover Care	Annual Maintenance Cost
Pruning	$23,900
Weed/Disease Control	$5,780
Fertilization	$2,140
Pest Control	$1,187.00
Mulching (Iincuded in scope)	$15,750
Subtotal	$48,757

Tree Care	Annual Maintenance Cost
Pruning	$6,386
Fertiilzation	$1,430.00
Weed/Disease Control	$3,856.00
Pest Control	$375.00
Mulching	included in shrub mulch line
Subtotal	$12,047

Irrigation System Monitoring	Annual Maintenance Cost
Monthly Inspections	$7,500
Subtotal	$7,500

Litter Removal	Annual Maintenance Cost
g stations,Trash cans and litter removal	$3,900.00

Total	$157,500

Notes:

1. The amounts listed are fixed fees for the twelve (12) month time period commencing on a date to be determined.
The fixed fee shall include the Contractor's profit and general overhead and all
whatsoever
(including, without limitation, labor, equipment, materials and all taxes).

2. Refer to the scope of services for specific services to be provided.

YELLOWSTONE
LANDSCAPE

ABOUT YOUR NEW PARTNER







COMPANY OVERVIEW

Yellowstone Landscape is one of the nation's largest and most respected commerciallandscaping companies, proudly serving clients across the country through a networkof local branch locations. Our teams care for some of the most visible and prestigious properties in America - from master-planned communities and city parks to corporate campuses, hospitals, resorts, and industrial sites.



Comprehensive Services. Exceptional People.

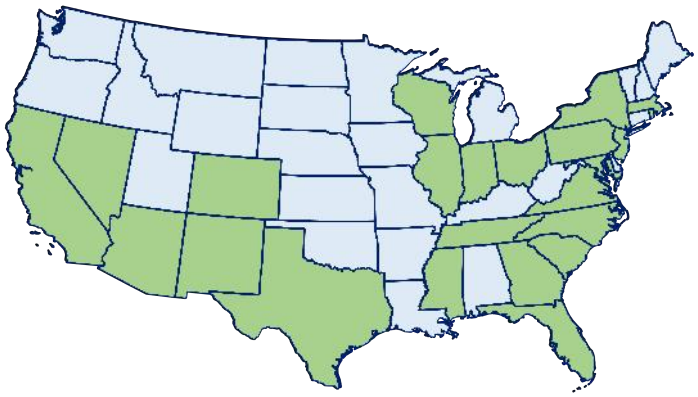
Our services cover every aspect of the landscape lifecycle, including maintenance, enhancements, installation, irrigation, water management, tree care, snow and ice management, sports fields, and interiorscapes. Beyond our capabilities, what truly sets Yellowstone apart is our people. All the experienced Yellowstone Landscape Professionals you'll meet take pride in their craft and approach every property as if it were their own.

75%

of Supervisory and Management roles filled with internal promotions create stability and longevity in our leadership team

65

National Landscape Awards of Excellence presented to our projects across the country in the past twenty years



National Strength. Local Expertise.

We combine national strength with local expertise. Each Yellowstone branch operates as part of its community, supported by the resources, technology, and professional standards of a national leader. This structure allows us to deliver consistent quality, safety, and reliability at any scale, while maintaining the responsive, personal service our clients value most.



7000+

Landscape Professionals serving clients with unique properties and diverse service needs across the country each day.

80+

Service branch locations in over 20 states serve as our local hubs for coordinating your service teams.

2500+

Commercial vehicles on the road every day, safely transporting our crews, equipment, and materials to client properties.

YELLOWSTONE
LANDSCAPE

APPENDIX







REFERENCES

FEATURED PROJECT

Reunion Community Development Districts

YELLOWSTONE LANDSCAPE



LOCATION
Orlando, Florida

CLIENT
Governmental Management Services

PROPERTY TYPE
Resort Community

SERVICES PROVIDED
Landscape Design & Enhancement
Landscape Installation
Landscape Maintenance

Reunion East and West Community Development Districts were established in 2001 and cover a combined area of over 2,300-acres, serving the master-planned Reunion community located in Orlando, FL.

Reunion is proud to be the only resort community in the world that offers three signature golf courses, designed by golf legends: Jack Nicklaus, Arnold Palmer and Tom Watson.

The Community Development Districts are split to serve the infrastructure and beautification goals for the community residents, spanning across Interstate 4, the main thoroughfare across Central Florida.

Since design and installation began, Yellowstone Landscape has been a part of Reunion's success, serving the CDDs for more than twenty years.

Services provided to the Districts include landscape maintenance, including mowing and detailing, irrigation and water management, and design and installation of landscape enhancements at key visibility points across both East and West Districts.

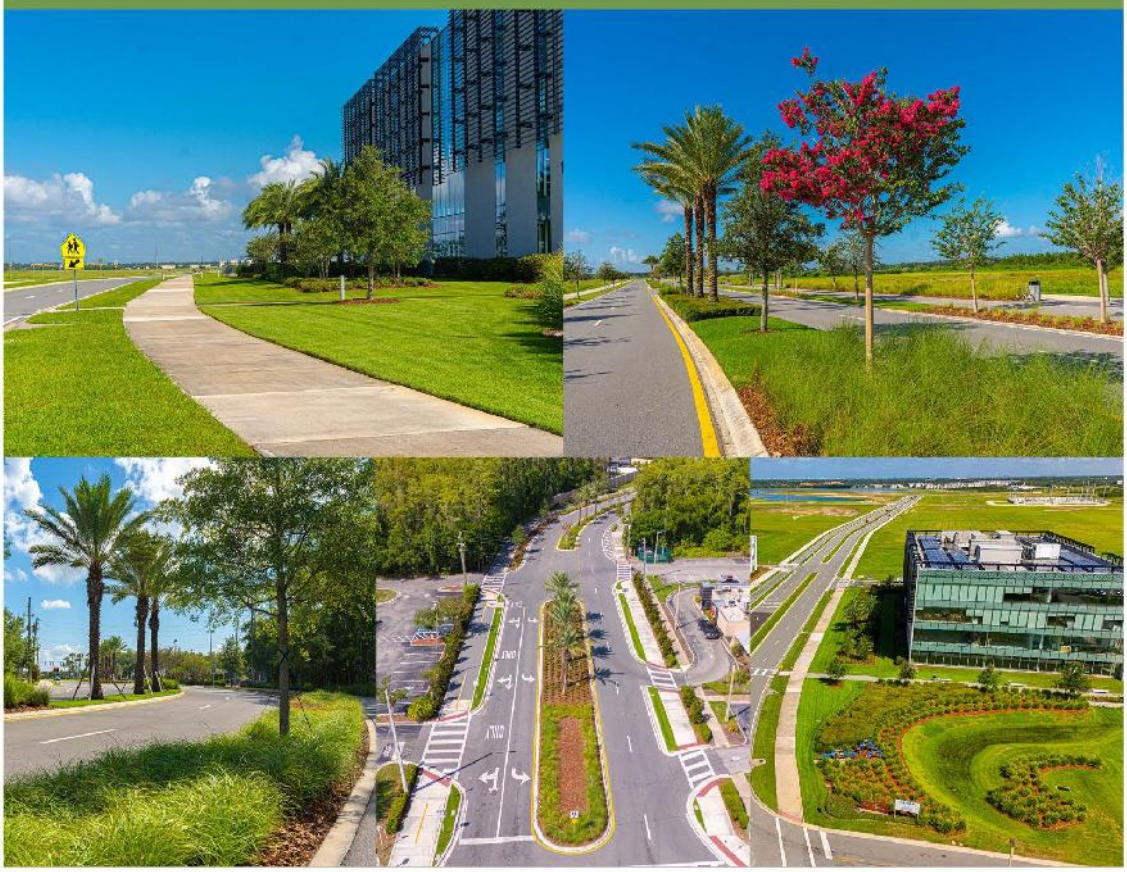
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REFERENCES

FEATURED PROJECT

NeoCity

YELLOWSTONE LANDSCAPE



LOCATION
Orlando, FL

CLIENT
Osceola County, FL

PROPERTY TYPE
Mixed Use Development

SERVICES PROVIDED
Landscape Design
Landscape Enhancement
Landscape Maintenance

NeoCity is a 500-acre development project spearheaded by the economic development leadership of Osceola County, Florida. This new technology district was inspired by a goal to create a community of collaboration between public and private interests, transforming the way residents and businesses "ideate, create, and innovate".

The centerpiece of the first phase of development is NeoCity Academy. The STEM high school is the state's first zero-energy school.

Upon opening in 2020, Yellowstone Landscape began providing comprehensive landscape management services to the district. The company's services have expanded as the development matures, adding areas that turn over from construction to occupancy and public use.

NeoCity will eventually include 36 acres of structural landscape, 10 miles of roadways, over 2.5 miles of linear parks, and over 4 miles of bike lanes and walking trails.

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REFERENCES

Project Name:	Hills of Minneola CDD
Client Since:	2022
Services Provided:	Common Area Mowing, Detailing, Fertilization, and Irrigation
Client Contact Information:	Mark Hills, *Property Manager* 811 Mabbette Street, Kissimmee, FL 34741 407.847.2280 info@myhoasolution.com
Project Name:	Casselberry Parks & Recreation Centers
Client Since:	2023
Services Provided:	Landscape Maintenance, Irrigation Maintenance & Installation
Client Contact Information:	Chuck Smith, *Parks & Facilities Superintendent* 407.262.7725, ext 1717 csmith@casselberry.org
Project Name:	Stormwater, Ponds, & Ditches, City of Casselberry (contract over $70k)
Client Since:	2021
Services Provided:	Landscape Maintenance, Landscape Design & Installation
Client Contact Information:	Chuck Smith, *Parks & Facilities Superintendent* 407.262.7725, ext 1717 csmith@casselberry.org
Project Name:	City of Orlando Right of Ways
Client Since:	2020
Services Provided:	Landscape Maintenance, Landscape Design & Installation
Client Contact Information:	Stephen Bailiff, *Right of Way Supervisor* 407.246.2494 stephen.bailiff@cityoforlando.net

INSURANCE CERTIFICATES

Sample Certificate of Insurance

YELLOWSTONE LANDSCAPE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

4/1/2027 | DATE (MM/DD/YYYY): 3/18/2026

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

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

PRODUCER: Lockton Companies, LLC
DBA Lockton Insurance Brokers, LLC in CA
CA License #0F15707
3280 Peachtree Rd. NE, Ste. 1000
Atlanta GA 30305
(404) 460-3600

CONTACT NAME:
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Safety National Casualty Corporation	15105
INSURER B : ACE Property and Casualty Insurance Company	20699
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED 1528310: Yellowstone Landscape, Inc. and all Subsidiaries
See Attached List
P.O. Box 936347
Atlanta GA 31193

COVERAGES **CERTIFICATE NUMBER:** 19266229 **REVISION NUMBER:** XXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE | X OCCUR X Pesticida&Herbicide X SIR $250,000 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY | X PROJECT | X LOC OTHER:	Y	N	GL5576218	4/1/2026	4/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	CA6675217 XEL4069294 - $1M x $1M	4/1/2026 4/1/2026	4/1/2027 4/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
D	X UMBRELLA LIAB EXCESS LIAB X OCCUR CLAIMS-MADE DED | RETENTION $	N	N	XSLG72569647 005	4/1/2026	4/1/2027	EACH OCCURRENCE AGGREGATE SIR	$ 10,000,000 $ 10,000,000 $ 25,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	LD54056360	4/1/2026	4/1/2027	X PER STATUTE | OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Access Management Group, its clients (per written contract), and all manager associations are included as Additional Insured as respects to General Liability where required by written contract subject to policy terms, conditions, and exclusions.

CERTIFICATE HOLDER

SAMPLE

CANCELLATION See Attachments

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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INSURANCE CERTIFICATES

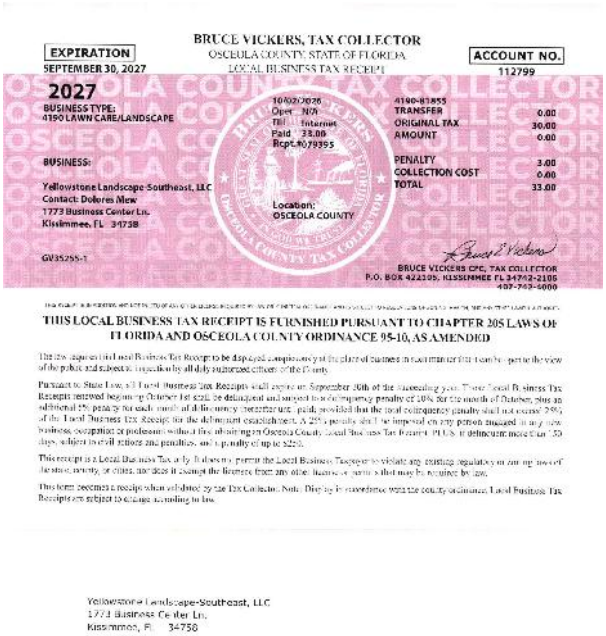
Attachment Code: D605923 Master ID: 1472881, Certificate ID: 18701577

Policy Forms

General Liability

1. CG 20 10 12 19 Additional Insured - Owners, Lessees or Contractors - Ongoing Operations
2. CG 20 37 12 19 Additional Insured - Owners, Lessees or Contractors - Completed Operations
3. CG 20 28 12 19 Additional Insured - Lessors of Leased Equipment
4. CG 20 07 12 19 Additional Insured - Engineers, Architects or Surveyors
5. CG 24 04 12 19 Waiver of Subrogation
6. CG 20 01 12 19 Primary and Non-Contributory Coverage
7. SNGL 047 0514 Earlier Notice of Cancellation Provided to Third Parties

BUSINESS TAX RECEIPTS



BRUCE VICKERS, TAX COLLECTOR
OSCEOLA COUNTY, STATE OF FLORIDA
LOCAL BUSINESS TAX RECEIPT

EXPIRATION
SEPTEMBER 30, 2027

ACCOUNT NO.
112799

2027

BUSINESS TYPE:
4190 LAWN CARE/LANDSCAPE

10/02/2026
Oper N/A
Till Internet
Paid 33.00
Rcpt.4079395

4190-83855
TRANSFER 0.00
ORIGINAL TAX 30.00
AMOUNT 0.00

PENALTY 3.00
COLLECTION COST 0.00
TOTAL 33.00

BUSINESS:

Yellowstone Landscape-Southeast, LLC
Contact: Dolores Mew
1773 Business Center Ln.
Kissimmee, FL 34758

Location:
OSCEOLA COUNTY

GV35255-1

BRUCE VICKERS CFC, TAX COLLECTOR
P.O. BOX 422105, KISSIMMEE FL 34742-2105
407-742-4000

THIS LOCAL BUSINESS TAX RECEIPT IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF FLORIDA AND OSCEOLA COUNTY ORDINANCE 95-10, AS AMENDED

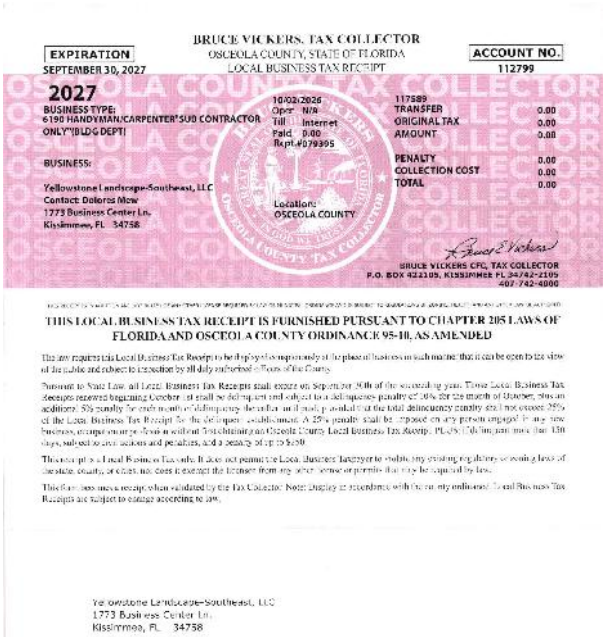
This law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to State Law, all Local Business Tax Receipts shall expire on September 30th of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total delinquency penalty shall not exceed 25% of the Local Business Tax Receipt for the delinquent establishment. A 25% penalty shall be imposed on any person engaged in any new business, occupation or profession without first obtaining an Osceola County Local Business Tax Receipt. PLUS, if delinquent more than 150 days, subject to civil actions and penalties, and a penalty of up to $250.

This receipt is a Local Business Tax only. It does not permit the Local Business Taxpayer to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the licensee from any other license or permit that may be required by law.

This form becomes a receipt when validated by the Tax Collector. Note: Display in accordance with the county ordinance. Local Business Tax Receipts are subject to change according to law.

Yellowstone Landscape-Southeast, LLC
1773 Business Center Ln.
Kissimmee, FL 34758



BRUCE VICKERS, TAX COLLECTOR
OSCEOLA COUNTY, STATE OF FLORIDA
LOCAL BUSINESS TAX RECEIPT

EXPIRATION
SEPTEMBER 30, 2027

ACCOUNT NO.
112799

2027

BUSINESS TYPE:
6190 HANDYMAN/CARPENTER SUB CONTRACTOR ONLY *BLDG DEPT

10/02/2026
Oper N/A
Till Internet
Paid 0.00
Rcpt.4079395

117589
TRANSFER 0.00
ORIGINAL TAX 0.00
AMOUNT 0.00

PENALTY 0.00
COLLECTION COST 0.00
TOTAL 0.00

BUSINESS:

Yellowstone Landscape-Southeast, LLC
Contact: Dolores Mew
1773 Business Center Ln.
Kissimmee, FL 34758

Location:
OSCEOLA COUNTY

BRUCE VICKERS CFC, TAX COLLECTOR
P.O. BOX 422105, KISSIMMEE FL 34742-2105
407-742-4000

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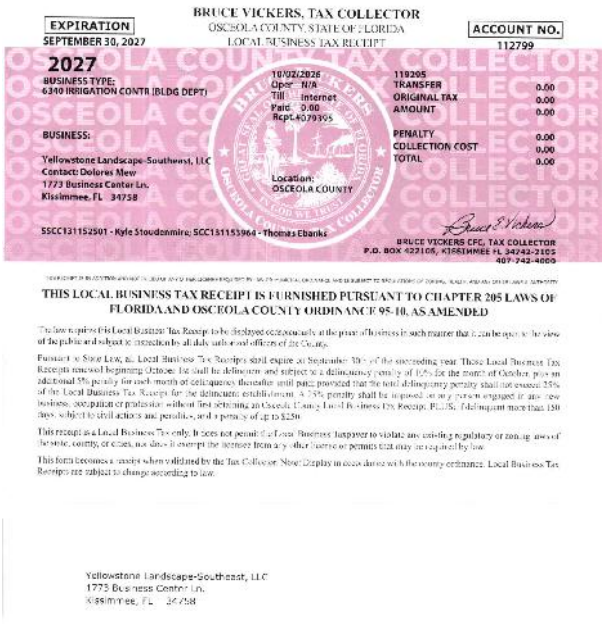
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Yellowstone Landscape-Southeast, LLC
1773 Business Center Ln.
Kissimmee, FL 34758



BRUCE VICKERS, TAX COLLECTOR
OSCEOLA COUNTY, STATE OF FLORIDA
LOCAL BUSINESS TAX RECEIPT

EXPIRATION
SEPTEMBER 30, 2027

ACCOUNT NO.
112799

2027

BUSINESS TYPE:
6340 IRRIGATION CONTR (BLDG DEPT)

10/02/2026
Oper N/A
Till Internet
Paid 0.00
Rcpt.4079395

119305
TRANSFER 0.00
ORIGINAL TAX 0.00
AMOUNT 0.00

PENALTY 0.00
COLLECTION COST 0.00
TOTAL 0.00

BUSINESS:

Yellowstone Landscape-Southeast, LLC
Contact: Dolores Mew
1773 Business Center Ln.
Kissimmee, FL 34758

Location:
OSCEOLA COUNTY

SSCC131152501 - Kyle Stoudenmire; SCC131153964 - Thomas Ebanks

BRUCE VICKERS CFC, TAX COLLECTOR
P.O. BOX 422105, KISSIMMEE FL 34742-2105
407-742-4000

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Yellowstone Landscape-Southeast, LLC
1773 Business Center Ln.
Kissimmee, FL 34758

LICENSES & CERTIFICATIONS

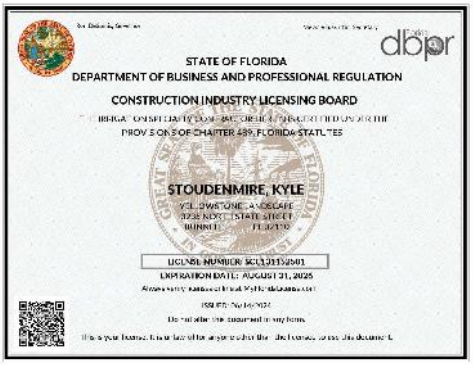
Arborist Certification



MOT Certification



Irrigation Contractor Certification



L&O Commercial Applicator



LICENSES & CERTIFICATIONS

Irrigation Maxicom Certifications



Irrigation Maxicom Certifications



Best Management Practices Certification



YELLOWSTONE
LANDSCAPE

Excellence
IN COMMERCIAL LANDSCAPING

THANK YOU

Prepared By:
Nicole Ailes
Yellowstone Landscape

OMEGASCAPES

Proposal #443

Old HIckory CDD Maintenance Contract 2026

Date 11/12/2026

Customer Alan Scheerer | GMS (CALM) Community Association & Lifestyle Management, LLC | 219 East Livingston Street | Orlando, FL 32801

Property Old Hickory CDD | 4451 Hickory Grove Road | St. Cloud, FL 34772

OmegaScapes, Inc. sincerely appreciates the opportunity to present this proposal for landscape maintenance services for Old Hickory CDD. Please review this proposal and let us know if have any questions or recommendations for modifying the scope of services further.

We look forward to working with you in the future to enhance your communities curb appeal. .

Thank you,

Chris Arnold, GM, OmegaScapes Inc.

Core Services

Monthly Maintenance

At a Glance: Core Service Frequencies

Mowing: Weekly Apr–Sep; 3x/month Mar & Oct; every other week Nov–Feb (min. 42/yr)

Edging & trimming: Hard edging & line trimming every mow.

Soft Edging beds: Every 3 weeks

Bed detailing & weeding: Every 3 weeks (sectional rotation)

Light Tree Canopy Lifting: 2x/yr (Feb & Aug) 8' & 10'

Coordination meetings: As requested by Owner

Monthly Maintenance Price: $115,753.26

Fertilization

- Turf fertilization & Pest Control on St. Augustine (N/A) No St. Aug. on site
- Turf insect control: Bahia 2x/yr (May, Jul) = (2 x Mole Cricket & 1x Fire Ant App.)
- Turf fertilization, weed/fungus control: (N/A) Bahia & heavy mixed weeds site wide.
- Shrub fertilization: 2x/yr (Mar. & Oct.)
- Shrub insect/disease control 4x/yr (Mar, Jun, Aug, Oct.)

Fertilization Price: $13,881.25

Irrigation Inspection

Irrigation inspection: Every 2 weeks, 24 yearly wet checks. Manually activate each zone, check nozzles, pop-up heads, rotors and drip or bubblers to ensure functionality and proper coverage for the areas. Inspect/adjust the controller(s) for proper run schedules based on seasonal conditions and/or municipal restrictions. Inspections reports with photos provided within 24-48 hours post inspection.

Irrigation Inspection Price: $15,300.00

Other Services Offered

Mulch Install

- 240 Cubic Yards of Mulch Installed 1x per year.

Mulch Install Price: $14,160.00

Arbor Care Service

Six (6) palm trees pruned 1x per year at 10-2:00 O'clock angle. All debris removed from site.

Arbor Care Service Price: $300.00

Annual Color Installation

Annual installation of seasonal landscape materials, including site preparation, removal of existing materials, and installation cleanup included.

Annual Color Installation Price: $0.00

Subtotal	$159,394.51
Estimated Tax	$0.00
Total	**$159,394.51**

Payment Schedule

Schedule	Price	Sales Tax	Total Price
January	$13,282.88	$0.00	$13,282.88
February	$13,282.88	$0.00	$13,282.88
March	$13,282.88	$0.00	$13,282.88
April	$13,282.87	$0.00	$13,282.87
May	$13,282.88	$0.00	$13,282.88
June	$13,282.87	$0.00	$13,282.87
July	$13,282.88	$0.00	$13,282.88
August	$13,282.87	$0.00	$13,282.87
September	$13,282.87	$0.00	$13,282.87
October	$13,282.88	$0.00	$13,282.88
November	$13,282.87	$0.00	$13,282.87
December	$13,282.88	$0.00	$13,282.88
	$159,394.51	**$0.00**	**$159,394.51**

Terms & Conditions

Terms and Conditions

Entire Agreement: This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes OmegaScapes, Inc. offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client 's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, OmegaScapes, Inc. without altering the terms hereof.

Price, Quality and Working Conditions: The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing OmegaScapes, Inc. shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by OmegaScapes, Inc. Client agrees that OmegaScapes, Inc. is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which OmegaScapes, Inc. is required to perform its Services.

Agreement Renewal: Unless Client notifies OmegaScapes, Inc. regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12-month term and will continue to renew at the end of each successive 12-month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by **5%** at the commencement of each additional automatic twelve (12) month renewal term.

Assignment: Neither Client nor OmegaScapes, Inc. may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that OmegaScapes, Inc. may subcontract portions of the Work to specialty

subcontractors.

Relationship of Parties: The legal relationship of OmegaScapes, Inc. to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. OmegaScapes, Inc. is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, OmegaScapes, Inc. agrees to pay all sales taxes on materials supplied.

Payment Terms: Billing for Services occurs in advance at the first day of each month in accordance with the "Compensation Schedule" on Page 1 of this agreement. Payment for Service(s) is due upon receipt, within (30) thirty days of issuance of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to:

OmegaScapes, Inc.
4954 N Apopka Vineland Rd

Orlando, FL 32818

Insurance: OmegaScapes, Inc. shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

a. Worker's Compensation Insurance with statutory limits;

b. Employer's Liability Insurance with limits of not less than $1,000,000;

c. Commercial General Liability Insurance with combined single limits of not less than $1,000,000 per occurrence/$2,000,000 annual aggregate.

d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than $1,000,000.

If required in writing by Client, OmegaScapes, Inc. shall furnish Certificates of Insurance verifying such insurance and OmegaScapes, Inc. agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. When requested by Client, the original insurance policies required of OmegaScapes, Inc. will be made available for review.

Termination for Cause: Client shall have the right to terminate this agreement for any reason with a 30 day written notice to OmegaScapes. Upon expiration or early termination of this Agreement, the Company will provide the Client with an Account Reconciliation Statement identifying any services, materials, or other charges provided through the termination date that have not been fully recovered through the contract's scheduled or amortized billing. The company will credit or reimburse the client for any prepaid but unearned services as of the termination date. Any balance owed by either party, shall be paid promptly upon issuance of the statement. In the event of a "Termination for Cause", Client shall notify OmegaScapes, Inc. of the termination date in writing and pay OmegaScapes, Inc. for all Services performed to the effective date of termination.

Claims: OmegaScapes, Inc.'s responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of OmegaScapes, Inc., to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and OmegaScapes, Inc. arising out of

or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorney's fees for enforcing this agreement as allowable by applicable law.

Dispute Resolution and Choice of Law: The Agreement shall be governed by the laws of the State of Florida without regard to its conflicts of laws provision. OmegaScapes, Inc. and Client agree (i) to submit to the jurisdiction of the State or Superior Courts of Orange County, FL for the purpose of any suit or other proceeding arising out of or based upon this Agreement, (ii) agree not to commence any suit, action or other proceeding arising out of or based upon this Agreement except in the state courts of Orange County, FL. Any such dispute may by mutual agreement of the Parties be submitted to arbitration or mediation, which shall be conducted in Orange County, FL.

Licenses: OmegaScapes, Inc. shall maintain all applicable licenses within the cities, counties, and states of operation.

Indemnification for Third Party Claims: OmegaScapes, Inc. agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of OmegaScapes, Inc.., its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless OmegaScapes, Inc. against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be, and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to OmegaScapes, Inc.'s Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, OmegaScapes, Inc.'s total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to OmegaScapes, Inc. for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall OmegaScapes, Inc. be liable for incidental, consequential, special or punitive damages.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental or punitive dam ages (including but not limited to loss of use, income, profits, financing or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: OmegaScapes, Inc. shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to OmegaScapes, Inc. of all amounts provided in this Agreement, notwithstanding that OmegaScapes, Inc. may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services OmegaScapes, Inc. will comply with such governmental restrictions, upon written notification from client, which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control. Under these circumstances beyond OmegaScapes, Inc. control, any and all turf or ornamental plant materials which die due to drought or water restrictions, OmegaScapes, Inc. will not be held responsible to replace these materials.

Act of God, Disease & Pest restrictions: OmegaScapes, Inc. shall not be responsible for replacement, repair, or warranty of sod, turf, trees, groundcover, or plant material lost to diseases such

as take-all root rot, large patch, brown patch, or gray leaf spot, lethal bronzing, Fusarium Wilt, Ganoderma, Southern Pine Bark Beetle where such conditions cannot be reasonably prevented through accepted industry practices. The company will perform services to generally accepted commercial landscape standards, but makes no warranty that disease or turf/plant loss will not occur. Any replacement or restorative work due to disease, acts of God, vandalism, or third-party damage will be performed only upon the client's written authorization as additional billable work.

Change In Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases OmegaScapes, Inc.'s costs associated with providing the services under this Agreement, OmegaScapes, Inc. reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. OmegaScapes, Inc. must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

Nonwaiver: No delay or omission by OmegaScapes, Inc. in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of OmegaScapes, Inc. and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of OmegaScapes, Inc. under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Par ty because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

By	_____	**By**	_____
	Mark Everitt		
Date	11/12/2026	**Date**	_____
	OmegaScapes, Inc		**Old Hickory CDD**

Price Form1 Old Hickory CDD Landscape Maintenance Serivces

SERVICES	CDD Areas

Landscape Firm: OmegaScapes Inc.

Contact Name: Mark Everitt
Telephone: 407-615-7046
E-Mail: mark@omegascapes.com

Turf Care	Annual Maintenance Cost
Mowing	$93,214.70
Weed/Disease Control *(N/A) Bahia/Weeds*	
Fertilization *(N/A) Bahia/Weeds*	
Pest Control *(Mole Crickets & Fire Ants)*	$5,780.00
Subtotal	**$98,994.70**

Shrubs/Groundcover Care	Annual Maintenance Cost
Shrub/Hedge Pruning Weeding	$22,538.56
Fertilization & Disease Control Pest Control	$1,500.00
Mulching (Included in scope) *240 Cu.Yds.*	$14,160.00
Subtotal	**$44,799.81**

Tree Care	Annual Maintenance Cost
Pruning *(Palm Pruing)*	$300.00
Fertilzation	
Weed/Disease Control	
Pest Control	
Mulching *(Included-Noted under Shrub Care)*	
Subtotal	**$300.00**

Irrigation System Monitoring	Annual Maintenance Cost
2x/Month Inspections *(24 Wet Checks)*	$15,300.00
Subtotal	**$15,300.00**

Litter Removal	Annual Maintenance Cost
Dog stations,Trash cans/litter removal	
Included in Maint/Mowing Price	

Total	**$159,394.51**

Notes:

1. The amounts listed are fixed fees for the twelve (12) month time period commencing on a date to be determined.
The fixed fee shall include the Contractor's profit and general overhead and all

costs and expenses of any nature whatsoever (including, without limitation, labor, equipment, materials and all taxes).
2. Refer to the scope of services for specific services to be provided.