Tohoqua
Community Development District

Agenda

June 3, 2026

AGENDA

Tohoqua
Community Development District

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

May 27, 2026

Board of Supervisors
Tohoqua Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Tohoqua Community Development District** will be held **Wednesday, June 3, 2026, at 9:00 AM at the Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida 34744.** Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 4, 2026, Board of Supervisors Meeting
4. Organizational Matters
    - A. Acceptance of Resignation of Supervisor Knight- Seat 3
    - B. Appointment of Individual to Vacant Seat 3
    - C. Administration of Oath of Office to Newly Appointed Supervisor
    - D. Consideration of Resolution 2026-06 Appointing Assistant Secretary
5. Consideration of Resolution 2026-07 Approving Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt
6. Consideration of Resolution 2026-08 Relating to the November 2026 General Election Qualifying Period
7. Presentation of Fiscal Year 2025 Financial Audit Report
8. Presentation of Series 2023 Phase 4B/5B Arbitrage Rebate Report
9. Consideration of Series 2025 Phase 8 Arbitrage Rebate Proposal
10. Appointment of Audit Committee
11. Staff Reports
    - A. Attorney
        - i. Request Regarding Amendment to Cost Sharing Agreement for Operations and Maintenance of Shared Infrastructure
    - B. Engineer
    - C. Field Manager's Report
        - i. Review and Ranking of Proposals Received for Landscape/ Grounds Maintenance Services
            - a. Duval Landscape Maintenance
            - b. Floralawn
            - c. Juniper
            - d. OmegaScapes, Inc.
            - e. United Land Services
            - f. Yellowstone Landscape
        - ii. Consideration of Phase 8A Landscape Addendum

D. Amenity Manager's Report
E. District Manager's Report
    i. Approval of Check Register
    ii. Balance Sheet and Income Statement
    iii. Consideration of Resolution 2026-09 Updating Records Office Location
    iv. Presentation of Registered Voters- 1,759

12. Other Business
13. Supervisor Requests
14. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
    A. Approval of Request for Proposals and Selection Criteria
    B. Approval of Notice of Request for Proposals for Audit Services
    C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

MINUTES

MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, **March 4, 2026** at 9:00 a.m. at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present and constituting a quorum:

Asif Qureshi	Assistant Secretary
Terry Knight	Assistant Secretary
Sean Bailey	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Stephen Saha *(via phone)*	District Engineer
Alan Scheerer	Field Manager
Marcia Calleja	CALM
Telly Smith	Applied Aquatic Management
Residents	

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: Next is the Public Comment Period. This would be an opportunity for any members of the public to provide comment to the Board on anything on the agenda or not on the agenda that you would like to bring to the Board's attention. If you have comments, if you would, state your name and address and try to limit your comments to three minutes. Are there any public comments? Not hearing any comments, we will move on to the next item of business.

THIRD ORDER OF BUSINESS **Approval of Minutes of the February 4, 2026, Board of Supervisors Meeting**

Mr. Flint: Next is the approval of the minutes from the February 4, 2026 meeting. Did the Board have any comments or corrections?

Mr. Qureshi: No.

Mr. Bailey: No.

Mr. Flint: Is there a motion to approve them?

> On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the Minutes of the February 4, 2026 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-05 Certifying Series 2022, Phase 3/6 Project Complete**

Mr. Flint: Item four is a resolution certifying the Series 2022 Phase 3/6 project complete. The Trust Indenture for the bond issue requires that once the project is complete, the Board adopt a resolution certifying that, which District Counsel prepared in conjunction with this. There's also a debt service reserve that is set up when the bonds are issued. The debt service reserve is intended to protect the bondholders in the event that there is a default. Those funds can be used to pay principal and interest, operating costs, other things. There is a release condition in the indenture, that once certain thresholds are met, a portion of the reserve is released and transferred into the Construction Fund. There will be a requisition prepared to requisition the released reserve funds. Those funds are there, because the developer, in this case, Lennar, constructed the project and contributed significant funds toward the project. The bonds only funded a portion of the construction cost. They incurred costs that were not requisitioned once the bonds were paid out. So now that the reserve funds have been released, there are funds that the engineer is putting together to requisition the remaining funds. But that's a side note.

Mr. Flint: Kristin, do you want to present the resolution?

Ms. Trucco: Sure. As George mentioned, there is a requirement in the Trust Indenture for the Series 2022 bonds for the Board to declare the Phase 3/6 project, which was financed with the 2022 bonds, complete. To do that, the Board relies on the engineer’s certificate, which is attached to the resolution, certifying that the project that was financed by the bonds is indeed

complete. There's an additional requirement in the indenture that the engineer's certificate provide an assertion that the final cost to complete the project, exceeded the amount of assessments that were levied by the CDD, in order to repay that bond. You'll see that the Engineer's Report determined approximately $4.5 million was required to complete the Phase 3/6 project. We issued the bond and levied assessments for approximately $2.1 million. So that assertion is also made there. This will be subject to the engineer signing this certification, certifying that the project is complete. So today we're looking for a motion approving Resolution 2026-05, subject to the engineers sign off on that. Do you have any questions? If not, I need a motion.

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor Resolution 2026-05 Certifying the Series 2022, Phase 3/6 Project complete was adopted.

FIFTH ORDER OF BUSINESS **Discussion of Street Parking**

Mr. Flint: Next is Item 5, which was an issue that was brought up during public comment at the last meeting. We indicated that we would put the item on the agenda today. It's really a discussion item, as there were some concerns raised about street parking. There had been some communication, not from the CDD, but either from residents or members of the HOA Board with the city on the issue, subsequent to the last meeting. I think the concerns were probably community wide, but I think Phase 2 was raised as being a concern. We pulled the construction plans for Phase 2. There is a Parking Plan, which we verified. The city is the one responsible for making sure that what's constructed is consistent with the construction drawings. There is a Parking Plan that was part of the construction plans when Phase 2, for example, was constructed. There's also a regulatory Signage Plan. We haven't pulled it for the other phases, but we verified that the parking spots that are in place, are consistent with the Parking Plan. We also verified that the signage is consistent with the Signage Plan. I think the issue may be that there's a feeling that the signage is inadequate to delineate areas of No Parking. That is a separate issue from whether it was constructed properly and the proper signage was put in place. According to the plans, the signage that was required was installed. If there's a desire to install additional signage, to delineate areas of No Parking, I think that's probably the question that we're dealing with. Because the roads are owned by the City of St. Cloud, it's really a City of St. Cloud issue.

They're the ones that also enforce the No Parking. They have the police powers to enforce traffic regulations. The CDD doesn't have the power to install regulatory signage without the approval of the city. We also don't have the ability to enforce parking, speeding, stop signs, those sorts of things. If there's a desire for additional signage, I think our thought is that that would require the city's approval because they are regulatory signs. Kristin, you can also provide your input. I assume the CDD as another government entity, could either enter into an agreement or with the consent of the city, could install the signage. That would be a decision by the Board and also with the consent of the city or I assume the Master Association could volunteer to pay for that signage if it was an issue that the Master Association felt was important. I would say that the long-term ownership of the signage needs to be with the city. We can't have some signs owned and maintained by the city, some by the CDD, some by the HOA. That would make no sense. It's not that we're creating additional No Parking areas, we're just delineating the existing areas. So there really shouldn't be any additional enforcement required, because they already are obligated to enforce the No Parking areas. On that issue, if they are going to require some sort of additional agreement with somebody to enforce, my thought on that, is we're not adding any additional No Parking areas. We're just asking them to enforce the existing No Parking areas. Why would there be a need for an agreement? What they're getting at with that agreement, is an enhanced enforcement type of agreement. Typically, with enhanced enforcement, comes a fee for the enhanced enforcement. That's another issue, I guess. If the community felt strongly enough that they wanted enhanced enforcement on parking, you could enter into an agreement. They would likely want you to pay for that enhanced enforcement. My thought would be that they should enforce the No Parking that's on the existing construction drawings that the city approved, that they're obligated to enforce. It's their roads. It's not HOA roads or private roads. The entity that owns the private roads is asking them to come in and enforce something. So that's a lot, but anyway.

Ms. Trucco: You touched on the most important parts there. I know that from the residents, Mr. Buback, hopefully I'm pronouncing that correctly, he had forwarded us an email that he had with a representative at public works for the city. It looks like the city already has a plan for it, that’s set forth. If the HOA wants to request additional signage, then the city requires the HOA to enter into an agreement for the purchase, installation, and ongoing maintenance of that signage in the future. Then that email corresponds with the Public Works Department and

also indicated that the HOA may be required to enter into a separate agreement with the Police Department for that enhanced enforcement that George was mentioning. If you look at the Statute section for those types of agreements, there is the option for the city or county to request payment for those services. There have been some CDDs that entered into those types of agreements. The CDDs that I represent, we stay away from that. We've always argued that the residents here are already paying taxes for those basic traffic enforcement services. So that should be included. We were not asking for anything additional above and beyond what was already required by the Parking Plans that George mentioned. It really comes down to whether the CDD has an interest in approaching the city for feedback on potentially financing the purchase and installation of No Parking signs. Then we'll have to get their feedback on whether they require the CDD to enter into that ongoing maintenance agreement, which it sounds like to me from the email, is that they're requiring that of HOAs. We can go get additional feedback or if you want to wait on that, there may be an update on whether the HOA would be interested in it or not.

Mr. Flint: I'm sorry to interrupt, but what they're probably used to in regards to HOA's, is private roads. In that case, you would typically need to enter into an agreement and pay for any sort of enforcement within the community if the roads are private. But anyway, I'm sorry.

Ms. Trucco: If the roads were owned by the CDD, there is a process that's set forth in Chapter 190 of the Florida Statutes, that govern CDDs, that allow the CDD, if they own property, to go through a hearing process, adopt Parking and Towing Rules and contract with a towing vendor to enforce those. The issue that we have, is that the CDD doesn't own the roads.

Mr. Flint: There's a benefit to us not owning it. There's also a benefit to us owning it. The good thing for the community about the CDD not owning, is you're not basically paying taxes for roads and then having the CDD own the roads and then you're having to pay assessments. So that's a good part of it. The bad part is you're subject to the city's level of service on maintenance and you're also handicapped somewhat on your ability to enforce parking and those sorts of things.

Mr. Qureshi: Kristen, I have two follow up questions for you. One, you mentioned HOA's. In this area of Tohoqua, not Phase 5A, we have two HOAs plus a Master Association. Am I correct, Alan?

Ms. Calleja: You have five HOAs.

Mr. Qureshi: Five HOAs.

Mr. Flint: The townhomes each have a separate HOA. Then you have the Master Association.

Mr. Qureshi: The first thing is that the Master Association should work with the four HOAs first, to get their consent, before bringing the CDD into it. Because right now, if one HOA said, *"Well, we don't want to do this,"* then we are back to square one, at that point. So what enforcement are we talking about? This is only my opinion. I think the groundwork has to be done by the Master Association first, where they need to bring all four of those HOAs into a room and sit down and talk about this parking issue. They all have to agree before I think we bring the CDD into it. That's just my opinion. The two other Board Members might have a different opinion than that. That's just my opinion, but I am all for supporting that we need to enforce parking. Yes, but I think we need to get the initial work done first before we get the CDD into this.

Mr. Bailey: Just a clarification, you said regulatory signs is all that showed on the drawings. But is there a sign for the No Parking areas?

Mr. Flint: There's a Parking Plan. It's a separate sheet in the construction drawings that shows the parking areas.

Mr. Bailey: Is there some kind of designation sign that said No Parking.

Mr. Flint: Well, you would think the Signage Plan would show one.

Mr. Bailey: Before we pay for parking.

Ms. Trucco: Yeah, I don't think the city required it. It sounds to me like the city did not require No Parking signage from the developer.

Mr. Flint: They didn't.

Mr. Bailey: There are No Parking signs in Phases 2 and 3 or any phases that I looked at.

Mr. Flint: We've had the same situation, like in the City of Orlando in another community. But in that case, the signage was consistent with the Sign Plan and the CDD owned the roads. In Storey Park, we installed No Parking signs with arrows to clearly define that you couldn't park in certain areas. Then we had an agreement with the towing company to enforce it.

Mr. Bailey: There's a separate sheet that shows No Parking and there's no designated wayfinding signage that says that. How is a person supposed to know you're not supposed to park? Yeah, the same way that Crossbury has nothing to do with the Board either, but everybody

I see gripes about the commercial vehicles along the road. Well, there's no signage that says you can't park here. So yeah, the whole area is lacking.

Ms. Trucco: We're preempted. We don't have police power. We have no traffic enforcement powers. If the CDD owned the roads, then we could adopt Parking and Towing Rules.

Mr. Flint: There’s a line between sign pollution and adequate signage. So where do you define that line? We're not in the middle of that. We're closer to where we don't have enough signs.

Mr. Bailey: No, I understand.

Mr. Flint: Yeah. The HOA process would be a good way to solicit community input. There's no action required by the CDD at this point. Really it's a discussion item and a direction to staff. There's a feeling like maybe the Master Association could take on the solicitation of community input via the four other associations and then at some point either come back to the CDD or the Master Association on its own could take it on and deal with the city directly.

Resident (Jerard Bubeck): Can I say something?

Ms. Trucco: It's up to the Board.

Mr. Bailey: Go for it.

Ms. Trucco: Please state your name and address for the record.

Resident (Jerard Bubeck, Spring Shower Circle): My name is Mr. Jerard Buback and I live at 1997 Spring Shower Circle. We're trying to get a meeting with the city to see what their opinion is of us. I understand what you guys are doing. Basically, we just want signs up to distinguish No Parking areas and stuff. As far as enforcement, that would be something to see how the signs are effective. We're going to try to pursue the city and then we'll work with the Master Association. We do have contacts with them.

Mr. Flint: When you say we, it's you as a resident.

Resident (Jerard Bubeck, Spring Shower Circle): Yes.

Mr. Flint: Okay.

Resident (Jerard Bubeck, Spring Shower Circle): There is a group of three or four residents who initiated that email. He's been very involved in that and trying to arrange a meeting with the city. We'll clarify that with the city and then pursue that with the Master Association. We appreciate your consideration.

Mr. Qureshi: Just to answer, Jerard, if you're going to have the meeting with the city, what you need to really take with you, is Signage Plan, where the city should be putting up the signage first, before we can even go any further. I think you need to press the city from the resident point of view, that they need to put that signage up first. Am I right, George?

Ms. Trucco: I think Alan will say that there's no required signage, but there is a Parking Plan. I think they mentioned that there was a Parking Plan that was included as part of the Site Development Plan. Right?

Mr. Flint: Yes and there's a Signage Plan.

Ms. Trucco: Oh, and there's a signage plan, but the Signage Plan doesn't include No Parking signs.

Resident (Jerard Bubeck, Spring Shower Circle): Correct.

Ms. Trucco: Alan, do you have a copy of the Parking Plan?

Mr. Scheerer: Yeah, I took it right out of the civil drawings, that basically outlines everything in Phase 2. How many parking spaces are supposed to be included. I was checking signs this morning.

Resident (Jerard Bubeck, Spring Shower Circle): That's an issue. You have to determine where the signs would go, how many there would be, that type of thing, which was not included in the plans, which we understand.

Mr. Scheerer: Yes, sir.

Mr. Flint: Okay. Well, any further discussion on that at this point?

Mr. Scheerer: I have an electronic one too, if I need to email it.

Mr. Qureshi: If you could.

Mr. Flint: That's just Phase 2. Each phase was separately permitted, so there would be a separate set of drawings. They're not necessarily consistent from phase to phase, but we reviewed that phase.

Mr. Scheerer: You have to eliminate Cross Prairie Parkway, because they have designated parallel parking and there is designated parallel parking throughout the community. Some of the internal roads, you'll see, for example, they're identifying maybe 17 or 18 spaces. But again, there's no Sign Plan to delineate the No Parking from where parking is allowed. As George said, arrowhead in arrowhead, double arrow in the middle is required. But none of that exists. There is a Parking Plan, but there's No Parking Plan.

Mr. Qureshi: Drawings were passed or approved based upon no signage?

Mr. Scheerer: All I can tell you is I have a set of civil drawings. Those drawings were approved and they did not include No Parking signs.

Mr. Qureshi: Wow.

Mr. Scheerer: But as George alluded to, we have a District in Orlando where they had the same thing, the same document that you looked at. But we own the road. We had a company come in and design the No Parking signs.

Mr. Flint: Actually, I think we had the District Engineer do it.

Mr. Scheerer: We had Fausnight Stripe & Line come out and take a look at it. The District Engineer approved all of the other parking and No Parking. But we had a company come in, based on this type of a plan and tell us how much it's going to cost to install the No Parking signs.

Mr. Qureshi: The difference from that community to this one, was that CDD owned the roads there?

Mr. Scheerer: We own the roads there. We don't own the roads here

Mr. Flint: But the plans are approved.

Mr. Scheerer: Yeah.

Mr. Flint: In that case, it was the City of Orlando.

Mr. Scheerer: Okay.

Mr. Flint: Is there any other discussion from the Board or action at this time?

Mr. Qureshi: No.

Mr. Flint: Okay.

SIXTH ORDER OF BUSINESS **Approval of Landscape Maintenance Request for Proposal Manual**

Mr. Flint: Item six, I believe we mentioned at the last meeting that we would be coming back to the Board with a Request for Proposal (RFP) for landscape maintenance. Typically, as communities like this develop out, as a new phase comes on, you typically do a Change Order, a new agreement with your existing provider. There's a need, usually at a minimum at the end, to make sure that the pricing that's in those contracts is competitive, because it becomes additive over time. For budget purposes, we believe it's prudent to go ahead and issue the RFP. We're

trying to do it so that we have the results of the bidding in time to prepare the Proposed Budget for next fiscal year. I do have maps here. Alan, do you want to present the RFP to the Board?

Mr. Scheerer: As George said, there is a timeline for the RFP to be issued. On March 13th, the RFP will be available to the general public. We'll have a list of vendors that we will notify, letting them know that the RFP is available and they can call our office and get a downloaded version of the RFP. That begins on March 13th. From March 13th through April 27th, anybody requesting a site visit can contact me and I'll meet them onsite. We can drive the property if they have just some generic questions, because I'm not allowed to answer any specific questions. That would need to be done in writing. As you'll see, on April 15, 2026, the deadline for questions in writing only expires. So that means anytime between the 13th and the 27th, they can come up and submit questions in writing to the office. Then an addendum will be provided to all proposers that requested the RFP. The bid opening is set for April 27th at 11:00 a.m. That will be in our office and they'll open all of the bids and tally up the cost for the project. There is a one-year contract that will be issued with an option for four additional extensions in this RFP. It could be up to a five-year agreement, so you won't have to do it again for five more years. Then the evaluation process is scheduled for May 6th.

Mr. Flint: If you look at Page 12 of the RFP or Page 36 of the PDF on your iPad, the RFP also includes evaluation criteria. What we try to avoid, is a situation where you're required to select a low bidder. You don't always want to have to select the low-cost bid. What this evaluation criteria allows you to do, is to pick the bid that's in the best interest of the District. These criteria and the points that are assigned, can be modified by the Board if you believe that one might be more important than how we've weighted it. But the five factors that we've included, the first one's completeness of the proposal, that's five points. The second one is the contractor's experience, which is 25 points. Item 3 is the qualifications of the key personnel that are indicated as being involved in the project. Item 4 has to do with the machinery, equipment and manpower, their ability to provide the service. Then Item 5 is cost, which is 25 points. Those all add up to 100 points. In this scenario, the cost is only 25% of the total evaluation criteria. This makes sure that you're selecting the most qualified competitive bid.

Mr. Scheerer: Also included of course, is the scope of services, what we expect them to perform, how many cuts and your fertile pest application timeframes throughout the course of the year. There will also be a mulch component to that. Probably the biggest thing to look at

when you look at the map, is there is a futures area, which basically covers Phase 8. As you know, there are portions of Phase 8 that are going to be coming online at some point. That includes the big Pond 27, which is the main outfall for all of the stormwater on this side of the community. There are some common areas and there are some rights-of-way (ROW) between the sidewalk and curb. Southbury will eventually connect all the way from that big Pond 27 to Macy Island Road, right over here. There will be some city owned, CDD maintained ROWs and maybe some medians. I think somebody had said maybe it was county, not city, but the engineer had mentioned something like that. But we'll have to look at that. We've provided in the fee summary schedule, a place where they can total up everything they fill for the future. Those areas are highlighted on the map. It's like a lavender and a purple color on the map. They will be asked to do that, based on a link that will be provided to them that have the landscape and irrigation drawings for Phases 8A and 8B, since that area is not quite complete.

Mr. Knight: Southbury is county, not city.

Mr. Scheerer: Oh, it is county.

Mr. Knight: Yes.

Mr. Scheerer: Okay.

Mr. Knight: I don't know that it matters for this discussion, but it is the county.

Mr. Flint: Okay. Are there any questions or comments from the Board on the RFP or the map or the evaluation criteria? Okay. We always like to get the Board to approve the form of the RFP, if possible, before we issue it. That gives us more standing when those bids are received and evaluated, because you have approved the evaluation criteria and the form of the RFP. If there are no questions or discussion on the RFP, is there a motion to approve it?

> On MOTION by Mr. Qureshi seconded by Mr. Knight with all in favor the Request for Proposal for landscape maintenance was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Flint: Staff Reports. Kristen, do you have anything else?

Ms. Trucco: I have nothing else. Thank you.

B. Engineer

Mr. Flint: Is anyone on the line from the engineering firm?

Mr. Saha: This is Steve Saha. I do not have anything new to report.

Mr. Flint: Okay.

C. Field Manager's Report

i. Review of Phase 5 Pond Analysis Report

Mr. Flint: Field Manager's Report. Alan, I know that we have a guest here today.

Mr. Scheerer: Yeah, we do. Over the past year we've been battling the chemical imbalance in the Phase 5 Tohoqua Reserve pond. We switched vendors from Sunshine Land and brought in Applied Aquatic. With me today is Mr. Telly Smith with Applied Aquatic. Included in your agenda package is chemical analysis from SePRO. Telly is going to walk you through what was determined to be the conditions of the water at the time that this report was done. I know the date was I think in December, but we didn't get the results for a little while, which was why there's a delay in presenting this to the Board.

Mr. Smith: Good morning. Everybody has a copy of this.

Mr. Scheerer: It should be in your agenda.

Mr. Smith: We did a Water Quality Analysis on the Phase 5 pond. Typically, it does two things. It tests for phosphates, nitrogen, pH, all of the normal stuff that you would test in the water and also Algae IV. Originally, when we started working on this pond, we had a blue green algae bloom, which is not good. It took us a while to get that under control. We were able to do that within, I'd say, four to six weeks. We got it to a manageable level. We are still fighting some filamentous algae in that pond and that will be most likely, just because it's a stormwater pond and stormwater ponds have algae. This Water Quality Analysis Report was done by SePRO. They're a company that we work hand in hand with. They essentially are the only company in our industry that does this type of Water Quality Analysis and algae ID. It's very, we're very fortunate to have them to do this. I'll go over really quick what our findings were. The only algae that we identified at the time, was in October. We actually started working on the pond, I believe in August. We pulled the samples in October. The algae, I believe, was for filamentous algae, which is mat forming algae. That's not alarming. It's a little unsightly. It's not aesthetically pleasing, but it's not harmful or toxic in any way, so that was good actually. The next thing that we looked at, was the pH of the water, which was neutral. It was good. The conductivity was

good. Alkalinity was good. Hardness was fair, moderate and that's fine. The turbidity was moderate and that's normal. These are all normal numbers for stormwater ponds. The nutrients results is where it gets kind of bad. I don't have any other way to put it. The first test was the total phosphorus. That came back as 355 parts per million, which is very, very high. That's where that really bad algae was coming from and that's what was creating this continuous filamentous algae problem. The free reactive phosphorus was high, but not anything crazy high. That's normal for these ponds. The nitrogen was actually moderate, which surprised me. The nitrates were low, which also surprised me. Total nitrogen was moderate, which is good. That's a good thing. The only thing we're battling here, the main thing that we're battling in this pond, is the total phosphorus levels. That's the main driver for algae blooms in these ponds. Chlorophyll was, was very high. I apologize; I didn't do my research on the Chlorophyll. I don't think that has any bearing on the algal bloom that we're fighting. I'll look into that, but I don't believe that's a huge problem or anything to worry about in this pond. Like I said, the main thing that we need to worry about, are the total phosphorus levels. Alan, do you want me to go over what my recommendations are?

Mr. Scheerer: Yeah, because there is a proposal following this report that we can discuss with the Board and see if they want to move forward with the additional work to try to get this under control.

Mr. Smith: We've determined that there is a very high phosphorus level in the pond and there are ways to mitigate that. There are products available in our industry to mitigate phosphorus or basically bind the phosphorus that's currently in the water. We would use a product named EutroSORB-WC. It's a liquid product that has a Lanthanum active ingredient in it that binds phosphorous in the water. It binds it and makes it unavailable for the algae to utilize for food to grow. It does bind it forever in the water, but it does not prevent any new phosphorus from coming in, whatever the source may be, whether it's rainfall, runoff from the roads, fertilizer, which I don't think you guys use fertilizers near the ponds here anyways. There are certain areas of the state where these ponds are just super high in phosphorus and their basically geographical location is what it boils down to. Some are higher than others. This obviously has a high influx of phosphorus. In order for us to mitigate that, we would do a continuous maintenance of this pond with another product called SeClear-G, that helps us find phosphorus. We have done this in other areas that we work with, like Remington for instance, We've done the

SeClear-G prescription and it worked very well. We had some really bad ponds in that area in that CDD as well, that we were able to manage and it turned around 180 degrees. It was very impressive. So that's the plan, to do an initial treatment with EutroSORB to reduce the phosphorus and bind it. There would also be ongoing maintenance with Chelated Coppers for the algae blooms and filamentous algae that will continue to happen. Then doing the SeClear-G, which reduces the phosphorus levels in the ponds long term. That's how we continue to keep that phosphorus level down. With that being said, I believe that's it. Oh, the frequency of maintenance is something that we probably need to talk about too. We have been in this pond a lot over the last course of six months or so and we hope to reduce that number of visits. We were there weekly for a while, back and forth with Chelated Coppers and Hydrogen Dioxide, Parasitic Acid, which is basically peroxide, every week in this pond, just to keep it under control. We finally got it down to a swimming pool level. We back our treatments off every two weeks and hopefully in the future, if this goes smoothly, we can reduce those visits to monthly, because there is a lot of traffic in that pond, over a course of short period of time. So that would be the plan. Are there any other things that you think I can discuss or do you guys have any questions?

Mr. Qureshi: Telly, a quick question for you. What is the reason that we are having so much issue with that pond? Is that because of how the water is flowing or it is because something is getting into the pond? What is the reason? You mentioned that you are coming every two weeks or so because there's an issue there. So, what is the major cause?

Mr. Smith: That's the million-dollar question. That's the question that I can’t answer. I'm the guy that deals with the problem once it happens and try to mitigate it and maintain it. In these stormwater ponds, there are so many different variables. As far as phosphorous getting into the pond, there are so many sources. It could just be the natural soil that the pond was dug in, before, this land was used for other things back before this development was created. Who knows? It's so funny how these ponds work. We can have two ponds identical in size within a quarter or a third of a mile from each other. One is a horrible problem child that we're always fighting, while the pond right across the street is beautiful and doesn't have the same amount of phosphorus in it that Pond A does. It's very hard to say. I would say the soil that was there when it was dug, was just phosphorous rich. Also, stormwater runoff probably. So that's just my guess. I don't have an exact answer.

Mr. Qureshi: I do believe this pond is connected to other ponds. Correct?

Mr. Smith: It may be connected.

Mr. Scheerer: Yes.

Mr. Qureshi: Do you maintain the other ponds also?

Mr. Smith: No, sir.

Mr. Qureshi: Okay.

Mr. Scheerer: You don't have that issue. Your pond connects across Cross Prairie Parkway to the 25B pond. Then there's the 25A pond, which discharges into Pond 27, which is the long pond on Southbury Drive. They're all interconnected, but they don't have the same type of issue that the Tohoqua Reserve pond has. Pond 25A has been sprayed, so the cattails are dying. Pond 25B was harvested and hand removed and that's pretty clean. Like Telly says, we'll get occasional filamentous algae on that pond, the floating algae, but that's nothing like the blue green algae that was experienced in Tohoqua Reserve.

Mr. Flint: We had the same company, Sunshine Land Management, maintaining all of the ponds. The reason we brought in Applied Aquatic, is that Sunshine Land Management wasn't addressing the problems in your Phase 5 pond. It's not something that they're doing that's causing that pond to be worse than the other ponds. We brought them in to figure out a solution to deal with the problem that was already there.

Mr. Scheerer: Correct.

Mr. Flint: I guess a question that I would have, is if we're using this chemical that's binding that phosphorus, is it possible in the future, that the phosphorus issue will go away or diminish and we don't have to do that ongoing treatment? You probably don't know the answer. But that would be the question. Then would we continue to sample and analyze the water to make sure that we're not continuing to do an expensive treatment when the problem is no longer there?

Mr. Smith: That's a really good question. I can't give you a definitive answer on that, but I can tell you from 25 years of experience, the phosphorus is always going to be there. We treat thousands of ponds throughout the State of Florida and I can put all of the problem child ponds in one hand and they have been problem child for 25 years and we've tried to fix them. The only thing that we can do, I'm not going to say this is a band-aid by any means, but this is the only tool that we have in our toolbox to mitigate this phosphorus. Phosphorus is the number one problem and these are the only two tools that we have, to help mitigate that phosphorus level and

to reduce the phosphorus level, which in turn reduces that toxic or blue green algae bloom that we have. I feel it is going to be a long-term issue. Now could there be a product or something comes out in the future, to help with this issue even further? Maybe, possibly. But this product has been around a long time. It's just formulated in different ways. Lanthanum has been around a long time. The ongoing maintenance is actually pretty affordable compared to that initial startup. The initial startup is a little pricey. But that ongoing maintenance is relatively cheap and the SeClear-G product that I was speaking of, is not that expensive at all. It's pretty affordable. It doesn't really change the cost and the maintenance drastically. It just turns it into a normal stormwater pond.

Mr. Qureshi: Telly, one thing that I'm going to ask you. Alan has my email. Can you send me actually that what you have found so far in the pond. I will most probably call you later on, to invite you to maybe talk to the residents who live around the pond, to explain exactly what is going on there. Because that pond has been very much, just like you said, it's a problem child for you.

Mr. Smith: Yes.

Mr. Qureshi: It's also a problem child for us, because I actually live there.

Mr. Smith: Okay.

Mr. Qureshi: Telly actually lives on the pond.

Mr. Smith: It's impressive.

Mr. Flint: The reports are in the agenda.

Mr. Smith: Yes, we do have the results. I believe you have them and Alan can share those with you. What I would like to do, is if we do end up doing this for you guys, we'll pull more water quality analysis samples maybe later this year, in July or August, somewhere in that timeframe.

Mr. Qureshi: On a positive note, though, from three years from now, the pond quality, in my opinion, has improved quite a bit. Whatever you guys are doing, keep doing it. Hopefully it will get where we need to be. Three years ago, it was really bad, especially in certain times of the year.

Mr. Smith: It's not been easy to keep up with it. I actually just went and did a site visit right before I came here. We treated it a week and a half ago. It's due for another treatment next

week. We're happy to treat this pond every two weeks. That's really the only magic we have, this frequency of maintenance. You have to stay on them or they'll just get away from you.

Mr. Flint: Is anything you're seeing in the Water Quality Analysis, something that would be addressed by aeration?

Mr. Smith: No sir. Aeration is in my opinion and of course I'm not an aeration professional, this is my opinion from 25 years of experience in the business, aeration is utilized when you're having dissolved oxygen problems. If you're having chronic fish kills and your aquatic control company is taking samples of this water, saying that your nutrient level is really low and they need to put some aeration to increase the dissolved oxygen levels or even fountains, fountains don't really do much for these ponds either. They're aesthetically pleasing and they do aerate the area right around the fountain. The water goes up and falls back down. I am a proponent of aeration. I just don't feel like it's needed in this pond. Honestly in some cases, when I've seen these ponds where aeration's been installed, the algae actually get worse. I would not recommend that, personally.

Mr. Qureshi: Thank you.

ii. Consideration of Aquatic Plant Agreement with Applied Aquatic

Mr. Scheerer: There's a follow up proposal with Applied Aquatic. The biggest hit on this is the initial startup charge. The initial startup charge is $5,985, at the start of the work and then after that it just becomes a regular maintenance fee of $895 per month. Telly can explain what's involved with the startup charge.

Mr. Smith: Yeah. On the proposal and for us to continue maintenance, this is a full scope proposal, as far as the scope of work. It is shoreline, grass and brush control. It is immersed vegetation control. That's your cattails, your lily pads, things of that nature, floating vegetation, all sorts of floating vegetation, filamentous algae control, submerged vegetation control and phosphorus reduction, are also included. The phosphorus reduction is the main portion of that initial startup. That's what you're paying for, that Nutrasorb product that will be applied. It is just an expensive product. That cost is 90% product, to get it started. Now the maintenance, I would say is a little elevated for a stormwater pond of that size. But it's due to the fact of frequency of maintenance that we're going to have to be in there. We're going to have to be in there quite often

to keep this thing under control. But product is your main cost, because the labor and the time is not that big of a deal in this situation. It's product. But it does work. Is that clear enough now?

Mr. Scheerer: Yeah, I think so. But we're trying to get a handle on this and based on the results that SePRO provided, they gave him some direction as to how they need to approach this pond in order to get this phosphorus under control. This is an Applied Aquatics proposal to go ahead and start that and then continue to do the ongoing maintenance. I think Telly's approach with doing another sample in July, is somewhere in there, because that's our hot months and we'll see if there's a chemical change in that come June and July.

Mr. Smith: Yeah, I think once we get started, give it some time, then we can do a side-by-side comparison and see if we need to increase the rates of the SeClear-G that we're applying on the monthly basis. SePRO is a really good company about backing up their prescriptions. This is a detailed prescription from SePRO. I can put this prescription together myself just as easily. But I like using SePRO's prescriptions, because if we have an issue and if we do that sampling and then the phosphorus levels didn't reduce the way we want them to, then I can go back to SePRO and say, *"Hey, this treatment didn't do exactly what we were hoping to do."* A lot of times they will help us out with some product to retreat or do another application.

Mr. Flint: Are there any questions on the proposal? Is there a motion to approve it?

On MOTION by Mr. Qureshi seconded by Mr. Knight with all in favor the Aquatic Plant Agreement with Applied Aquatic was approved.

Mr. Flint: Anything else, Alan?

Mr. Scheerer: Yeah, just a couple things to follow up. As you know, we had a nice freeze here recently. You're seeing a lot of brown plants. I'm working with United Land currently. They've given me a plant replacement budget per section, which we're working through. The hardest hit plants are the Dwarf Firebush, Dwarf Ixora and maybe some Arboricola Trinettes. We're going to be looking at that after next week. We want to give it four to six weeks from the last time we talked. You'll probably see some of this plant material start to disappear. They wanted to start on it this week and I asked them, *"Please don't do that."* I want to make sure that I had a chance to discuss that with the Board and the residents at the meeting and let you know what our plan of attack is going to be. You'll probably see some bare spots. We're going to try to

focus on those bare spots and see what we can go ahead and immediately replace, once we pull them out, the high-profile areas. I'm not saying that everything isn't important, but if you're coming in off of Tohoqua Boulevard or Cross Prairie Parkway or something like that, we want to make sure that whatever we pull out, we can go ahead and fill with a colder tolerant plant going forward. Everybody that isn't installing landscaping right now, are using the Arboricola Trinettes, the Dward Ixoras, the Dwarf Firebush, which is one of my favorite plants, because it's beautiful, it doesn't get too big, but it was hit hard by this freeze. We're going to look at a long-term solution to this. You can see what survived out here, so we may try to emulate that. One of the things that you'll probably notice, is our perennial peanut in the parking lot, which was pretty amazing. It looked really good. It took a hard hit as well. We'll be looking at some of that ground cover replacement that survive anything in the near future, that we might have for a long-term frost. I know we're getting ready to hopefully open the new 4C amenity. There's been a lot of work going on with that, since we met with Pulte and I'm sure that Marcia has got something to add to that and where we stand.

Ms. Calleja: We're much closer now. Right now, we're working on the Internet. Spectrum did come last week and they finally finished installing it. This week we're working on connecting the two buildings for the access cards to work. That's really the last piece of the puzzle. We're really a lot closer. We also have some signage that's going to go in this week with the Tohoqua logo, with some of the rules, the gym rules, the gate rules. The insurance is done. Our pool permit is done. We're real close. I would say probably in the coming days, pending the result today, because we actually have a vendor here today trying to connect the two buildings. So hopefully by the next meeting.

Mr. Qureshi: Marcia, will the access card for this work also on that?

Ms. Calleja: Yes.

Mr. Scheerer: Yeah, we don't want to issue you two or three just to try to get in here.

Mr. Qureshi: I don't need any. I can just jump the fence.

Mr. Scheerer: You can only jump the playground fence, because it's only 3 feet. I want to see that, by the way.

Mr. Qureshi: You got it.

D. Amenity Manager's Report

Mr. Calleja: I'll go right into the Amenity Report, which is the next item on the agenda. We do have the events and the usage report. We had another successful Zumba session out here in the parking lot. We're planning to bring that back more often. We also had a beer, wine and cheese event. It didn't make it to the agenda, because we sent the report prior to the event. But that was on Friday. That was another nice event.

i. Consideration of Agreement for Polling Place

Mr. Calleja: The other item that you'll see, is the agreement to use the Clubhouse as a polling place. The Supervisor of Elections came to meet with Joanna and I. They would like to use this as a polling place for the primary election and general election. One of their goals is to use this only for the Tohoqua community, just because of the size, which I thought was really nice. They're working towards that goal right now. I believe it would be here, but their goal is to just support the Tohoqua community, which I thought was really nice. They did include the agreement in there. They would also provide their certificate of insurance, adding the District as an additional insurer. They're also going to pay the rental fee for the Clubhouse, just as other people would be required to. We have done that at other Districts. It is pretty successful and it's very convenient for the members of the community.

Mr. Flint: Are there any questions on that? I think it's a convenience for the community.

Mr. Qureshi: Oh, I think it's a great idea. An excellent idea.

Mr. Flint: Is there a motion to approve the agreement with the Supervisor of Elections?

> On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the Agreement with the Supervisor of Elections office to use the Tohoqua Amenity Center as a polling place was approved.

Mr. Flint: Anything else, Marcia?

Ms. Calleja: That's all I have.

E. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under the District Manager's Report, you have approval of the Check Register, which is in your agenda. This is for the General Fund and the Board compensation from January 26th through February 23rd, in the amount of $299,699.33. Anywhere you see Tohoqua CDD,

care of US Bank, are transfers of the debt service assessment revenue that we receive from the Tax Collector to the Trustee. You can see a significant amount of the Check Register is the movement of the debt service assessment revenue. Are there any questions on the Check Register?

Mr. Qureshi: No.

Mr. Flint: Is there a motion to approve it?

> On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the Check Register from January 26, 2026 through February 23, 2026 in the amount of $299,699.33 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financials through January 31, 2025. You have the Combined Balance Sheet with the General Fund, Debt Service Funds, Capital Project Funds and capital reserve. Then you have the Statements of Revenue and Expenditures for each fund. No action is required by the Board on these, but if you have any questions, we can discuss them.

Mr. Qureshi: No.

Mr. Flint: Okay. Hearing none.

EIGHTH ORDER OF BUSINESS Other Business

Mr. Flint: Was there any Other Business that the Board wanted to discuss? Hearing none,

NINTH ORDER OF BUSINESS Supervisor Requests

Mr. Flint: Are there any Supervisor Requests? Hearing none, we need a motion to adjourn.

TENTH ORDER OF BUSINESS Adjournment

> On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the meeting was adjourned.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION IV

SECTION A

March 17, 2026

George S. Flint, District Manager

Governmental Management Services

Tohoqua Community Development
Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801

Re: Resignation from Tohoqua Community Development Board of Supervisors

Dear Mr. Flint,

Please accept this letter as formal notification that I am resigning from my position on the Board of Supervisors for the Tohoqua Community Development effective immediately

This was a difficult decision, but due to personal beliefs, I can no longer fulfill the duties of this seat.

Please let me know if I need to do anything further

Sincerely,

Terry L. Knight
Seat 3

SECTION D

RESOLUTION 2026-06

A RESOLUTION OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the Tohoqua Community Development District desires to appoint _____ as an Assistant Secretary.

NOW, THREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT:

_____ is appointed as Assistant Secretary of the Board of Supervisors.

ADOPTED ON THIS _____ DAY OF _____ 2026.

_____ _____

Secretary/ Assistant Secretary Chairman/ Vice Chairman

SECTION V

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Tohoqua Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) (**"Proposed Budget"**) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"Fiscal Year 2026/2027"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 5, 2026
HOUR: 9:00 AM
LOCATION: 1830 Fulfilment Drive
Kissimmee, FL 34744

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

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

ATTEST:

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Tohoqua

Community Development District

Proposed Budget

FY2027

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Tohoqua

Community Development District

General Fund

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 4/30/26	Projected Next 5 Months	Total thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Collector	$ 1,664,769	$ 1,656,297	$ 8,472	$ 1,664,769	$ 1,975,736
Assessments - Direct	$ 136,906	$ 102,679	$ 34,227	$ 136,906	$ -
Cost Share Revenue	$ 11,144	$ -	$ 11,144	$ 11,144	$ 11,144
Special Events Revenue	$ 17,500	$ 666	$ 600	$ 1,266	$ 10,000
Miscellaneous Revenue	$ 9,000	$ 8,050	$ 5,750	$ 13,800	$ 9,000
Interest Income	$ 24,000	$ 22,771	$ 6,506	$ 29,277	$ 24,000
Total Revenues	**$ 1,986,614**	**$ 1,790,464**	**$ 66,699**	**$ 1,857,162**	**$ 2,029,881**
Expenditures					
Administrative					
Supervisor Fees	$ 12,000	$ 3,600	$ 5,000	$ 8,600	$ 12,000
FICA Expense	$ 918	$ 275	$ 383	$ 658	$ 918
Engineering	$ 10,000	$ 4,440	$ 3,500	$ 7,940	$ 10,000
Attorney	$ 20,000	$ 10,656	$ 9,500	$ 20,156	$ 20,000
Annual Audit	$ 12,800	$ 11,400	$ -	$ 11,400	$ 12,900
Assessment Administration	$ 11,464	$ 11,464	$ -	$ 11,464	$ 12,037
Arbitrage	$ 3,600	$ 2,250	$ 1,350	$ 3,600	$ 3,600
Dissemination	$ 22,500	$ 13,750	$ 10,417	$ 24,167	$ 28,750
Trustee Fees	$ 44,863	$ 26,483	$ 13,880	$ 40,363	$ 44,863
Management Fees	$ 46,350	$ 27,038	$ 19,313	$ 46,350	$ 48,668
Information Technology	$ 2,064	$ 1,204	$ 860	$ 2,064	$ 2,167
Website Maintenance	$ 1,376	$ 803	$ 573	$ 1,376	$ 1,445
Telephone	$ 300	$ -	$ 125	$ 125	$ 300
Postage	$ 1,000	$ 435	$ 417	$ 851	$ 1,000
Insurance	$ 8,810	$ 7,029	$ -	$ 7,029	$ 7,732
Printing & Binding	$ 3,000	$ 400	$ 400	$ 800	$ 3,000
Legal Advertising	$ 3,800	$ 1,289	$ 3,000	$ 4,289	$ 3,800
Other Current Charges	$ 2,000	$ 499	$ 450	$ 949	$ 2,000
Property Appraiser Fees	$ 600	$ 1,800	$ -	$ 1,800	$ 1,800
Office Supplies	$ 300	$ 4	$ 10	$ 14	$ 300
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative:	**$ 207,920**	**$ 124,993**	**$ 69,177**	**$ 194,169**	**$ 217,455**
Operations & Maintenance					
Contract Services					
Field Management	$ 24,797	$ 20,055	$ 10,332	$ 30,387	$ 26,037
Amenities Management	$ 144,664	$ 84,387	$ 60,277	$ 144,664	$ 151,897
Landscape Maintenance	$ 604,509	$ 296,274	$ 219,672	$ 515,946	$ 610,000
Lake Maintenance	$ 30,240	$ 24,873	$ 20,000	$ 44,873	$ 50,720
Pool Maintenance	$ 42,300	$ 16,885	$ 15,750	$ 32,635	$ 37,800
Pest Control	$ 1,440	$ 564	$ 360	$ 924	$ 1,996
Fitness Equipment Maintenance	$ -	$ -	$ -	$ -	$ 3,220
Janitorial Services	$ 41,460	$ 12,376	$ 12,000	$ 24,376	$ 28,560
Contract Services Subtotal:	**$ 889,410**	**$ 455,414**	**$ 338,391**	**$ 793,805**	**$ 910,230**

Tohoqua

Community Development District

General Fund

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 4/30/26	Projected Next 5 Months	Total thru 9/30/26	Proposed Budget FY2027
Repairs & Maintenance					
Landscape Replacement	$ 30,000	$ 4,880	$ 45,000	$ 49,880	$ 50,000
Mulch	$ 50,000	$ 66,677	$ -	$ 66,677	$ -
Tree Removal & Replacement	$ 35,000	$ 13,437	$ 21,563	$ 35,000	$ 35,000
Irrigation Repairs	$ 5,000	$ 6,219	$ 2,083	$ 8,303	$ 10,000
General Repairs & Maintenance	$ 10,000	$ -	$ 4,167	$ 4,167	$ 10,000
Sidewalk Maintenance	$ 3,000	$ -	$ 1,250	$ 1,250	$ 3,000
Signage	$ 1,500	$ -	$ 625	$ 625	$ 1,500
Walls & Monument Repair	$ 1,500	$ -	$ 625	$ 625	$ 1,500
Pressure Washing	$ 17,500	$ -	$ 17,500	$ 17,500	$ 17,500
Fencing	$ 1,500	$ -	$ 625	$ 625	$ 1,500
Repairs & Maintenance Subtotal:	**$ 155,000**	**$ 91,214**	**$ 93,438**	**$ 184,652**	**$ 130,000**
Utilities					
Amenity Center - Electric	$ 38,280	$ 13,002	$ 16,500	$ 29,502	$ 44,000
Amenity Center - Water	$ 26,400	$ 26,281	$ 20,500	$ 46,781	$ 55,000
Electric	$ 2,500	$ 1,320	$ 1,250	$ 2,570	$ 3,500
Water & Sewer	$ 120,000	$ 59,601	$ 50,000	$ 109,601	$ 130,000
Streetlights	$ 134,436	$ 72,720	$ 53,635	$ 126,355	$ 144,024
Internet	$ -	$ 345	$ 575	$ 920	$ 1,560
Utilities Subtotal:	**$ 321,616**	**$ 173,270**	**$ 142,460**	**$ 315,730**	**$ 378,084**
Amenities					
Property Insurance	$ 54,366	$ 43,413	$ -	$ 43,413	$ 45,881
Pool Attendants	$ 32,400	$ 1,262	$ 9,000	$ 10,262	$ 32,400
Facility Maintenance	$ 113,750	$ 66,354	$ 47,396	$ 113,750	$ 119,438
Pool Repairs & Maintenance	$ 45,000	$ 20,204	$ 17,500	$ 37,704	$ 45,000
Pool Permits	$ 650	$ 375	$ 375	$ 750	$ 750
Access Cards & Equipment Supplies	$ 6,600	$ 2,579	$ 3,300	$ 5,879	$ 3,300
Fire Alarm & Security Monitoring	$ 840	$ 245	$ 175	$ 420	$ 840
Fire Alarm & Security Monitoring Repairs	$ 2,000	$ 1,000	$ 833	$ 1,833	$ 2,000
Fire Extinguisher Inspections	$ 150	$ -	$ 200	$ 200	$ 200
Amenity Signage	$ 4,000	$ 3,106	$ 4,000	$ 7,106	$ 2,000
Repairs & Maintenance	$ 15,000	$ 5,588	$ 6,250	$ 11,838	$ 20,000
Office Supplies	$ 2,000	$ 402	$ 750	$ 1,152	$ 2,500
Operating Supplies	$ 6,000	$ 8,817	$ 3,000	$ 11,817	$ 10,000
Doggie Pots	$ 3,500	$ 144	$ 1,458	$ 1,602	$ 3,500
Special Events	$ 35,000	$ 11,771	$ 8,000	$ 19,771	$ 20,000
Termite Bond	$ 618	$ -	$ 618	$ 618	$ 1,204
Holiday Décor	$ 15,794	$ 5,100	$ -	$ 5,100	$ 10,100
Amenities Subtotal:	**$ 337,668**	**$ 170,360**	**$ 102,856**	**$ 273,216**	**$ 319,113**
Other					
Contingency	$ 25,000	$ 4,067	$ 20,933	$ 25,000	$ 25,000
Capital Reserve	$ 50,000	$ 50,000	$ -	$ 50,000	$ 50,000
Other Subtotal:	**$ 75,000**	**$ 54,067**	**$ 20,933**	**$ 75,000**	**$ 75,000**
Total Operations & Maintenance:	**$ 1,778,694**	**$ 944,326**	**$ 698,077**	**$ 1,642,403**	**$ 1,812,426**
Total Expenditures	**$ 1,986,614**	**$ 1,069,319**	**$ 767,254**	**$ 1,836,572**	**$ 2,029,881**
Excess Revenues/(Expenditures)	$ -	$ 721,145	$ (700,555)	$ 20,590	$ -

Tohoqua

Community Development District

General Fund - Increased Assessments

Product	Assessable Units	ERU	Total ERU's	FY27 Net Assessment	FY 27 Gross Assessment	FY 27 Net Per Unit	FY27 Gross Per Unit	FY26 Gross Per Unit	Increase
Phase 1 - Mattamy - Tax Roll									
Townhome	101	0.6	60.6	$ 67,368	$ 71,668	$667.01	$709.58	$647.07	$62.51
Single-Family 40'	69	0.8	55.2	$ 61,365	$ 65,282	$889.35	$946.11	$862.76	$83.35
Single-Family 45'	97	0.9	87.3	$ 97,050	$ 103,244	$1,000.51	$1,064.38	$970.61	$93.77
Single-Family 55'	61	1.1	67.1	$ 74,594	$ 79,355	$1,222.85	$1,300.90	$1,186.30	$114.61
Single-Family 70'	1	1.4	1.4	$ 1,556	$ 1,656	$1,556.35	$1,655.70	$1,509.83	$145.87
Total Phase 1 - Mattamy	**329**		**271.6**	**$ 301,933**	**$ 321,205**				
Phase 2 - Lennar - Tax Roll									
Single-Family 32'	115	0.65	74.8	$ 83,098	$ 88,402	$722.59	$768.72	$700.99	$67.72
Single-Family 50'	112	1	112.0	$ 124,508	$ 132,456	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 2 - Lennar	**227**		**186.8**	**$ 207,607**	**$ 220,858**				
Phase 3 - Lennar - Tax Roll									
Townhome	61	0.6	36.6	$ 40,688	$ 43,285	$667.01	$709.58	$647.07	$62.51
Single-Family 32'	46	0.65	29.9	$ 33,239	$ 35,361	$722.59	$768.72	$700.99	$67.72
Single-Family 50'	48	1	48.0	$ 53,361	$ 56,767	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 3 - Lennar	**155**		**114.5**	**$ 127,288**	**$ 135,412**				
Phase 4A/5A - Pulte - Tax Roll									
Multi-Family-Duplex	68	0.6	40.8	$ 45,357	$ 48,252	$667.01	$709.58	$647.07	$62.51
Single-Family 32'	57	0.65	37.1	$ 41,188	$ 43,817	$722.59	$768.72	$700.99	$67.72
Single-Family 40'	37	0.8	29.6	$ 32,906	$ 35,006	$889.35	$946.11	$862.76	$83.35
Single-Family 50'	87	1	87.0	$ 96,716	$ 102,890	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 4A/5A - Pulte	**249**		**194.5**	**$ 216,167**	**$ 229,964**				
Phase 4B - Pulte - Tax Roll									
Single-Family 32'	67	0.65	43.6	$ 48,414	$ 51,504	$722.59	$768.72	$700.99	$67.72
Single-Family 40'	38	0.8	30.4	$ 33,795	$ 35,952	$889.35	$946.11	$862.76	$83.35
Single-Family 50'	21	1	21.0	$ 23,345	$ 24,835	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 4B - Pulte	**126**		**95.0**	**$ 105,554**	**$ 112,292**				
Phase 5B- Pulte - Direct									
Multi-Family-Duplex	72	0.6	43.2	$ 48,025	$ 51,090	$667.01	$709.58	$647.07	$62.51
Single-Family 50'	61	1	61.0	$ 67,813	$ 72,141	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 5B - Pulte	**133**		**104.2**	**$ 115,837**	**$ 123,231**				
Phase 6 - Lennar - Tax Roll									
Townhome	61	0.6	36.6	$ 40,688	$ 43,285	$667.01	$709.58	$647.07	$62.51
Total Phase 6 - Lennar	**61**		**36.6**	**$ 40,688**	**$ 43,285**				
Phase 4C - Pulte - Tax Roll									
Townhome	90	0.6	54.0	$ 60,031	$ 63,863	$667.01	$709.58	$647.07	$62.51
Single-Family 32'	25	0.65	16.3	$ 18,065	$ 19,218	$722.59	$768.72	$700.99	$67.72
Single-Family 40'	102	0.8	81.6	$ 90,713	$ 96,503	$889.35	$946.11	$862.76	$83.35
Single-Family 50'	32	1	32.0	$ 35,574	$ 37,844	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 4C - Pulte	**249**		**183.9**	**$ 204,383**	**$ 217,428**				
Phase 7 - Lennar - Tax Roll									
Townhome	95	0.6	57.0	$ 63,366	$ 67,410	$667.01	$709.58	$647.07	$62.51
Single-Family 32'	123	0.65	80.0	$ 88,879	$ 94,552	$722.59	$768.72	$700.99	$67.72
Single-Family 50'	116	1	116.0	$ 128,955	$ 137,186	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 7 - Lennar	**334**		**253.0**	**$ 281,200**	**$ 299,149**				
Phase 8 - Pulte - Tax Roll									
Townhome	65	0.6	39.0	$ 43,356	$ 46,123	$667.01	$709.58	$647.07	$62.51
Single-Family 32'	164	0.65	106.6	$ 118,505	$ 126,069	$722.59	$768.72	$700.99	$67.72
Single-Family 40'	126	0.8	100.8	$ 112,058	$ 119,210	$889.35	$946.11	$862.76	$83.35
Single-Family 50'	91	1	91.0	$ 101,163	$ 107,620	$1,111.68	$1,182.64	$1,078.45	$104.19
Total Phase 8 - Pulte	**446**		**337.4**	**$ 375,081**	**$ 399,023**				
Total Tax Roll	**2309**		**1777.3**	**$ 1,975,736**	**$ 2,101,847**				

Tohoqua
Community Development District
General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Cost Share Revenue

The property being developed as commercial and multi-family is not located within the boundaries of the District however the property will benefit from the roadways and landscaping owned and maintained by the District. The District and property owner have entered into a Cost Share Agreement ("Agreement") that calculates the benefit for the developed and undeveloped property and the estimated annual income based upon this Agreement are reflected in the annual budget.

Special Events Revenue

Represents fees collected by the onsite management company related to various special events operated by the District.

Interest Income

Represents interest income earned on excess funds invested through the State Board of Administration and funds held in the District's operating accounts with Truist.

Expenditures:

Administrative:

Supervisor Fees

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

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor compensation.

Engineering

The District's engineer, Poulos & Bennett, LLC, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna, Eden & Beaudine, LLP, provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation for Board meetings, preparation and review of agreements, resolutions, and other research as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates.

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District has contracted with AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2018, Series 2021 Phase 2, Series 2021 Phase 4A/5A, Series 2022 Phase 3A/6A, Series 2023 Phase 4B/5B, Series 2023 Phase 4C, Series 2024 Phase 7 and Series 2025 Phase 8 bonds.

Dissemination

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Trustee Fees

The District issued the Series 2018, Series 2021 Phase 2, Series 2021 Phase 4A/5A, Series 2022 Phase 3A/6A, Series 2023 Phase 4B/5B, Series 2023 Phase 4C, Series 2024 Phase 7 and Series 2025 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Represents estimated costs associated with telephone and communication services utilized for District operations.

Postage

Represents costs associated with mailing of agenda packages, overnight deliveries, and general correspondence for District operations and official communications.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Represents costs associated with printing and binding of Board meeting agenda packages, printing of computerized checks, and procurement of stationery, envelopes, and other administrative materials used in District operations.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Represents bank charges and other miscellaneous expenses incurred during the fiscal year.

Property Appraiser Fees

Represents fees paid to the Osceola County Property Appraisers Office.

Office Supplies

Represents costs for office supplies purchased during the fiscal year, including paper, file folders, labels, and other administrative materials.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for $175. This is the only expense under this category for the District.

Operations & Maintenance:

Contract Services:

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Amenities Management

The District has contracted with Community Association and Lifestyle Management, LLC to provide amenity center management services, amenity operations services and programming services.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District is anticipating a new service provider for the upcoming year.

Description	**Annually**
Phase 1	**$73,460**
Phase 2 and Pond 3	**$53,436**
Cross Prairie Pkwy	**$45,340**
Additional 2 Ponds	**$8,652**
Amenity Center	**$35,964**
East Cross Prairie Pkwy	**$47,808**
Phase 6	**$53,592**
Phase 5	**$13,104**
Phase 4A/4B	**$59,780**
Phase 3	**$35,856**
Phase 4C	**$24,648**
Phase 4C Amenity	**$10,218**
Phase 7	**$69,105**
Phase 8A/8B	**$73,546**
Contingency	**$5,491**
Total	**$610,000**

Lake Maintenance

Represents the costs of aquatic management services for the District's lakes. Services include monthly inspections and/or treatments needed to maintain control of noxious vegetation growth within the lakes. The District is currently contracted with Sunshine Land Management and Aquatic Weed Management for these services.

Description	**Monthly**	**Annually**
Sunshine Land Management:		
Pond Maintenance	$2,320	$27,840
Dump Fees	$200	$2,400
Littoral Plant Replacement	----	$4,650
Aquatic Weed Management:		
PH5 Amenity Start Up Charge	----	$5,985
PH5 Amenity Pond Maintenance – x11 Months	$895	$9,845
Total		$50,720

Pool Maintenance

Represents the costs of regular cleaning of the District's pool. This service is provided by Roberts Pool Service and Repair, Inc.

Description	Monthly	Annually
Main Amenity Center Pool – 5x per week service	$1,900	**$22,800**
Phase 4C	$1,250	**$15,000**
Total		**$37,800**

Pest Control

The District is contracted with Turner Pest Control for integrated pest management and rodent control.

Description	Monthly	Annually
Pest Control	$157	**$1,884**
One Time Fee – Phase 4C		**$112**
Total		**$1,996**

Janitorial Services

Represents costs associated with janitorial services for the District's amenity facilities, provided by Westwood Interior Cleaning Inc., including routine cleaning and maintenance to support facility upkeep.

Repairs & Maintenance

Landscape Replacement

Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.

Mulch

Represents the estimated cost of replacing mulch throughout the District.

Tree Removal & Replacement

Represents the estimated costs of removing or replacing trees throughout the year.

Irrigation Repairs

The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.

General Repairs & Maintenance

Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.

Sidewalk Maintenance

The District will incur costs related to maintaining the sidewalks within its boundaries. The amount is estimated.

Signage

Represents estimated costs to replace miscellaneous signs throughout the fiscal year.

Walls & Monuments Repair

Represents estimated costs of repairing walls and monuments maintained by the District.

Pressure Washing

Represents the estimated cost of pressure washing.

Fencing

Represents estimated costs for maintaining fences during the fiscal year.

Utilities:

Amenity Center - Electric

Represents electric utility costs for the District's pool facilities, provided by Kissimmee Utility Authority (KUA).

Amenity Center – Water

Represents water utility costs for the District's pool facilities, provided by Toho Water Authority.

Electric

Represents electric utility costs for common areas throughout the District, provided by Kissimmee Utility Authority (KUA).

Water & Sewer

Represents costs for water and refuse services for common areas throughout the District, provided by Toho Water Authority.

Streetlights

Represents costs associated with street lighting services for streetlights currently installed and anticipated to be installed within the District boundaries, provided by Kissimmee Utility Authority (KUA).

Amenities:

Property Insurance

The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies.

Pool Attendants

Represents the estimated cost of having pool attendants during certain times throughout the operating season for the pool.

Facility Maintenance

The District has contracted with Governmental Management Services – Central Florida, LLC to provide routine repairs and maintenance on the District's common areas and amenities.

Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance costs not included under the District's regular pool agreement.

Pool Permits

Represents annual costs of required pool permits paid to the Florida Department of Health.

Access Cards & Equipment Supplies

Represents the estimated cost for providing and maintaining an access card system.

Fire Alarm & Security Monitoring

Represents estimated costs of maintaining fire alarm and security systems for the amenity facilities within the District.

Fire Alarm & Security Monitoring Repairs

Represents estimated costs of maintaining and repairing the fire alarm and security systems.

Fire Extinguisher Inspections

Represents the annual cost of inspecting the fire extinguishers.

Amenity Signage

Represents estimated costs to obtain amenity signage necessary throughout the fiscal year.

Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's amenities.

Office Supplies

Represents the cost of daily office supplies required by the District to facilitate operations.

Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining common areas.

Doggie Pots

Represents the costs of purchasing doggie pots.

Special Events

The onsite management company for the District will coordinate and provide various special events throughout the year. The amount represents estimated costs related to supplies, notices, and other items to run these events.

Termite Bond

The District will incur annual fees for the termite bonds of its amenity facilities.

Holiday Décor

The District will incur costs related to the decoration of common areas during the Holidays.

Other:

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.

Capital Reserve
The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding levels are sufficient.

Tohoqua

Community Development District

Capital Reserve Fund

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 4/30/26	Projected Next 5 Months	Total thru 9/30/26	Proposed Budget FY2027
Revenues					
Carry Forward Surplus	$ 78,038	$ 78,104	$ -	$ 78,104	$ 131,089
Interest	$ 497	$ 1,741	$ 1,244	$ 2,985	$ 1,492
Transfer In	$ 50,000	$ 50,000	$ -	$ 50,000	$ 50,000
Total Revenues	**$ 128,535**	**$ 129,845**	**$ 1,244**	**$ 131,089**	**$ 182,581**
Expenditures					
Capital Outlay	$ -	$ -	$ -	$ -	$ 128,084
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 128,084**
Excess Revenues/(Expenditures)	$ 128,535	$ 129,845	$ 1,244	$ 131,089	$ 54,497

Tohoqua

Community Development District

Debt Service Fund - Series 2018

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 4/30/26	Projected Next 5 Months	Total thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	$ 137,458	$ 136,755	$ 703	$ 137,458	$ 137,458
Interest	$ 3,473	$ 4,059	$ 1,740	$ 5,799	$ 2,900
Carry Forward Surplus	$ 92,809	$ 94,284	$ -	$ 94,284	$ 102,636
Total Revenues	**$ 233,740**	**$ 235,099**	**$ 2,442**	**$ 237,541**	**$ 242,994**
Expenditures					
Interest Payment - 11/01	$ 44,953	$ 44,953	$ -	$ 44,953	$ 43,895
Principal Payment - 05/01	$ 45,000	$ -	$ 45,000	$ 45,000	$ 50,000
Interest Payment - 05/01	$ 44,953	$ -	$ 44,953	$ 44,953	$ 43,895
Total Expenditures	**$ 134,905**	**$ 44,953**	**$ 89,953**	**$ 134,905**	**$ 137,790**
Excess Revenues/(Expenditures)	$ 98,835	$ 190,146	$ (87,510)	$ 102,636	$ 105,204

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$42,720**

Net Assessments	$137,458
Add: Discounts & Collection	$8,774
Gross Assessments	$146,232

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	101	$ 28,482	$282.00	$300.00
Single-Family 40'	69	$ 28,509	$413.18	$439.55
Single-Family 45'	97	$ 45,089	$464.83	$494.50
Single-Family 55'	61	$ 34,655	$568.12	$604.38
Single-Family 70'	1	$ 723	$723.06	$769.21
	329	**$ 137,458**		

Tohoqua

Community Development District

Series 2018 Special Assessment Bonds

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 1,845,000.00	$ -	$ 43,895.00	$ 133,847.50
05/01/27	$ 1,845,000.00	$ 50,000.00	$ 43,895.00	
11/01/27	$ 1,795,000.00	$ -	$ 42,720.00	$ 136,615.00
05/01/28	$ 1,795,000.00	$ 50,000.00	$ 42,720.00	
11/01/28	$ 1,745,000.00	$ -	$ 41,545.00	$ 134,265.00
05/01/29	$ 1,745,000.00	$ 55,000.00	$ 41,545.00	
11/01/29	$ 1,690,000.00	$ -	$ 40,252.50	$ 136,797.50
05/01/30	$ 1,690,000.00	$ 55,000.00	$ 40,252.50	
11/01/30	$ 1,635,000.00	$ -	$ 38,960.00	$ 134,212.50
05/01/31	$ 1,635,000.00	$ 60,000.00	$ 38,960.00	
11/01/31	$ 1,575,000.00	$ -	$ 37,550.00	$ 136,510.00
05/01/32	$ 1,575,000.00	$ 60,000.00	$ 37,550.00	
11/01/32	$ 1,515,000.00	$ -	$ 36,140.00	$ 133,690.00
05/01/33	$ 1,515,000.00	$ 65,000.00	$ 36,140.00	
11/01/33	$ 1,450,000.00	$ -	$ 34,612.50	$ 135,752.50
05/01/34	$ 1,450,000.00	$ 70,000.00	$ 34,612.50	
11/01/34	$ 1,380,000.00	$ -	$ 32,967.50	$ 137,580.00
05/01/35	$ 1,380,000.00	$ 70,000.00	$ 32,967.50	
11/01/35	$ 1,310,000.00	$ -	$ 31,322.50	$ 134,290.00
05/01/36	$ 1,310,000.00	$ 75,000.00	$ 31,322.50	
11/01/36	$ 1,235,000.00	$ -	$ 29,560.00	$ 135,882.50
05/01/37	$ 1,235,000.00	$ 80,000.00	$ 29,560.00	
11/01/37	$ 1,155,000.00	$ -	$ 27,680.00	$ 137,240.00
05/01/38	$ 1,155,000.00	$ 80,000.00	$ 27,680.00	
11/01/38	$ 1,075,000.00	$ -	$ 25,800.00	$ 133,480.00
05/01/39	$ 1,075,000.00	$ 85,000.00	$ 25,800.00	
11/01/39	$ 990,000.00	$ -	$ 23,760.00	$ 134,560.00
05/01/40	$ 990,000.00	$ 90,000.00	$ 23,760.00	
11/01/40	$ 900,000.00	$ -	$ 21,600.00	$ 135,360.00
05/01/41	$ 900,000.00	$ 95,000.00	$ 21,600.00	
11/01/41	$ 805,000.00	$ -	$ 19,320.00	$ 135,920.00
05/01/42	$ 805,000.00	$ 100,000.00	$ 19,320.00	
11/01/42	$ 705,000.00	$ -	$ 16,920.00	$ 136,240.00
05/01/43	$ 705,000.00	$ 105,000.00	$ 16,920.00	
11/01/43	$ 600,000.00	$ -	$ 14,400.00	$ 136,320.00
05/01/44	$ 600,000.00	$ 110,000.00	$ 14,400.00	
11/01/44	$ 490,000.00	$ -	$ 11,760.00	$ 136,160.00
05/01/45	$ 490,000.00	$ 115,000.00	$ 11,760.00	
11/01/45	$ 375,000.00	$ -	$ 9,000.00	$ 135,760.00
05/01/46	$ 375,000.00	$ 120,000.00	$ 9,000.00	
11/01/46	$ 255,000.00	$ -	$ 6,120.00	$ 135,120.00
05/01/47	$ 255,000.00	$ 125,000.00	$ 6,120.00	
11/01/47	$ 130,000.00	$ -	$ 3,120.00	$ 134,240.00
05/01/48	$ 130,000.00	$ 130,000.00	$ 3,120.00	$ 133,120.00
		$ 1,890,000.00	**$ 1,267,915.00**	**$ 3,248,925.00**

Tohoqua

Community Development District

Debt Service Fund - Series 2021 Phase 2

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 4/30/26	Projected Next 5 Months	Total thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	$ 144,764	$ 143,257	$ 1,507	$ 144,764	$ 144,764
Interest	$ 3,203	$ 3,803	$ 1,630	$ 5,433	$ 2,717
Carry Forward Surplus	$ 74,851	$ 89,328	$ -	$ 89,328	$ 79,707
Total Revenues	**$ 222,817**	**$ 236,389**	**$ 3,137**	**$ 239,526**	**$ 227,188**
Expenditures					
Interest Payment - 11/01	$ 42,409	$ 42,409	$ -	$ 42,409	$ 41,697
Special Call - 11/01	$ -	$ 15,000	$ -	$ 15,000	$ -
Principal Payment - 05/01	$ 60,000	$ -	$ 60,000	$ 60,000	$ 60,000
Interest Payment - 05/01	$ 42,409	$ -	$ 42,409	$ 42,409	$ 41,697
Total Expenditures	**$ 144,819**	**$ 57,409**	**$ 102,409**	**$ 159,819**	**$ 143,394**
Excess Revenues/(Expenditures)	$ 77,999	$ 178,979	$ (99,273)	$ 79,707	$ 83,794

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$40,834**

Net Assessments	$144,764
Add: Discounts & Collection	$9,240
Gross Assessments	$154,004

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Single-Family 32'	115	$ 57,944	$503.87	$536.03
Single-Family 50'	112	$ 86,820	$775.18	$824.66
	227	**$ 144,764**		

Tohoqua

Community Development District

Series 2021 Special Assessment Bonds Phase 2 Project

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 2,300,000.00	$ -	$ 41,696.88	$ 144,106.25
05/01/27	$ 2,300,000.00	$ 60,000.00	$ 41,696.88	
11/01/27	$ 2,240,000.00	$ -	$ 40,834.38	$ 142,531.25
05/01/28	$ 2,240,000.00	$ 60,000.00	$ 40,834.38	
11/01/28	$ 2,180,000.00	$ -	$ 39,971.88	$ 140,806.25
05/01/29	$ 2,180,000.00	$ 65,000.00	$ 39,971.88	
11/01/29	$ 2,115,000.00	$ -	$ 39,037.50	$ 144,009.38
05/01/30	$ 2,115,000.00	$ 65,000.00	$ 39,037.50	
11/01/30	$ 2,050,000.00	$ -	$ 38,103.13	$ 142,140.63
05/01/31	$ 2,050,000.00	$ 65,000.00	$ 38,103.13	
11/01/31	$ 1,985,000.00	$ -	$ 37,168.75	$ 140,271.88
05/01/32	$ 1,985,000.00	$ 70,000.00	$ 37,168.75	
11/01/32	$ 1,915,000.00	$ -	$ 35,987.50	$ 143,156.25
05/01/33	$ 1,915,000.00	$ 70,000.00	$ 35,987.50	
11/01/33	$ 1,845,000.00	$ -	$ 34,806.25	$ 140,793.75
05/01/34	$ 1,845,000.00	$ 75,000.00	$ 34,806.25	
11/01/34	$ 1,770,000.00	$ -	$ 33,540.63	$ 143,346.88
05/01/35	$ 1,770,000.00	$ 75,000.00	$ 33,540.63	
11/01/35	$ 1,695,000.00	$ -	$ 32,275.00	$ 140,815.63
05/01/36	$ 1,695,000.00	$ 80,000.00	$ 32,275.00	
11/01/36	$ 1,615,000.00	$ -	$ 30,925.00	$ 143,200.00
05/01/37	$ 1,615,000.00	$ 80,000.00	$ 30,925.00	
11/01/37	$ 1,535,000.00	$ -	$ 29,575.00	$ 140,500.00
05/01/38	$ 1,535,000.00	$ 85,000.00	$ 29,575.00	
11/01/38	$ 1,450,000.00	$ -	$ 28,140.63	$ 142,715.63
05/01/39	$ 1,450,000.00	$ 90,000.00	$ 28,140.63	
11/01/39	$ 1,360,000.00	$ -	$ 26,621.88	$ 144,762.50
05/01/40	$ 1,360,000.00	$ 90,000.00	$ 26,621.88	
11/01/40	$ 1,175,000.00	$ -	$ 25,103.13	$ 141,725.00
05/01/41	$ 1,175,000.00	$ 95,000.00	$ 25,103.13	
11/01/41	$ 1,175,000.00	$ -	$ 23,500.00	$ 143,603.13
05/01/42	$ 1,175,000.00	$ 95,000.00	$ 23,500.00	
11/01/42	$ 1,080,000.00	$ -	$ 21,600.00	$ 140,100.00
05/01/43	$ 1,080,000.00	$ 100,000.00	$ 21,600.00	
11/01/43	$ 980,000.00	$ -	$ 19,600.00	$ 141,200.00
05/01/44	$ 980,000.00	$ 105,000.00	$ 19,600.00	
11/01/44	$ 875,000.00	$ -	$ 17,500.00	$ 142,100.00
05/01/45	$ 875,000.00	$ 110,000.00	$ 17,500.00	
11/01/45	$ 765,000.00	$ -	$ 15,300.00	$ 142,800.00
05/01/46	$ 765,000.00	$ 115,000.00	$ 15,300.00	
11/01/46	$ 650,000.00	$ -	$ 13,000.00	$ 143,300.00
05/01/47	$ 650,000.00	$ 120,000.00	$ 13,000.00	
11/01/47	$ 530,000.00	$ -	$ 10,600.00	$ 143,600.00
05/01/48	$ 530,000.00	$ 125,000.00	$ 10,600.00	$ -
11/01/48	$ 405,000.00	$ -	$ 8,100.00	$ 143,700.00
05/01/49	$ 405,000.00	$ 130,000.00	$ 8,100.00	$ -
11/01/49	$ 275,000.00	$ -	$ 5,500.00	$ 143,600.00
05/01/50	$ 275,000.00	$ 135,000.00	$ 5,500.00	$ -
11/1/50	$ 140,000.00	$ -	$ 2,800.00	$ 143,300.00
5/1/51	$ 140,000.00	$ 140,000.00	$ 2,800.00	$ 142,800.00
		$ 2,360,000.00	**$ 1,387,393.75**	**$ 3,845,456.25**

Tohoqua

Community Development District

Debt Service Fund - Series 2021 Phase 4A/5A

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 4/30/26	Projected Next 5 Months	Total thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	$ 150,700	$ 149,934	$ 766	$ 150,700	$ 150,700
Interest	$ 3,299	$ 3,968	$ 1,700	$ 5,668	$ 2,834
Carry Forward Surplus	$ 76,924	$ 78,206	$ -	$ 78,206	$ 84,015
Total Revenues	**$ 230,924**	**$ 232,108**	**$ 2,466**	**$ 234,575**	**$ 237,549**
Expenditures					
Interest Payment - 11/01	$ 45,280	$ 45,280	$ -	$ 45,280	$ 44,530
Principal Payment - 05/01	$ 60,000	$ -	$ 60,000	$ 60,000	$ 60,000
Interest Payment - 05/01	$ 45,280	$ -	$ 45,280	$ 45,280	$ 44,530
Total Expenditures	**$ 150,560**	**$ 45,280**	**$ 105,280**	**$ 150,560**	**$ 149,060**
Excess Revenues/(Expenditures)	$ 80,364	$ 186,828	$ (102,814)	$ 84,015	$ 88,489

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$43,593**

Net Assessments	$150,700
Add: Discounts & Collection	$9,619
Gross Assessments	$160,319

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Multi-Family-Duplex 33'	68	$ 31,620	$465.01	$494.69
Single-Family 32'	57	$ 28,714	$503.76	$535.91
Single-Family 40'	37	$ 22,940	$620.01	$659.58
Single-Family 50'	87	$ 67,426	$775.01	$824.48
	249	**$ 150,700**		

Tohoqua

Community Development District

Series 2021 Special Assessment Bonds Phase 4A/5A Project

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 2,380,000.00	$ -	$ 44,530.00	$ 149,810.00
05/01/27	$ 2,380,000.00	$ 60,000.00	$ 44,530.00	
11/01/27	$ 2,320,000.00	$ -	$ 43,592.50	$ 148,122.50
05/01/28	$ 2,320,000.00	$ 60,000.00	$ 43,592.50	
11/01/28	$ 2,260,000.00	$ -	$ 42,655.00	$ 146,247.50
05/01/29	$ 2,260,000.00	$ 65,000.00	$ 42,655.00	
11/01/29	$ 2,195,000.00	$ -	$ 41,639.38	$ 149,294.38
05/01/30	$ 2,195,000.00	$ 65,000.00	$ 41,639.38	
11/01/30	$ 2,130,000.00	$ -	$ 40,623.75	$ 147,263.13
05/01/31	$ 2,130,000.00	$ 70,000.00	$ 40,623.75	
11/01/31	$ 2,060,000.00	$ -	$ 39,530.00	$ 150,153.75
05/01/32	$ 2,060,000.00	$ 70,000.00	$ 39,530.00	
11/01/32	$ 1,990,000.00	$ -	$ 38,270.00	$ 147,800.00
05/01/33	$ 1,990,000.00	$ 75,000.00	$ 38,270.00	
11/01/33	$ 1,915,000.00	$ -	$ 36,920.00	$ 150,190.00
05/01/34	$ 1,915,000.00	$ 75,000.00	$ 36,920.00	
11/01/34	$ 1,840,000.00	$ -	$ 35,570.00	$ 147,490.00
05/01/35	$ 1,840,000.00	$ 80,000.00	$ 35,570.00	
11/01/35	$ 1,760,000.00	$ -	$ 34,130.00	$ 149,700.00
05/01/36	$ 1,760,000.00	$ 80,000.00	$ 34,130.00	
11/01/36	$ 1,680,000.00	$ -	$ 32,690.00	$ 146,820.00
05/01/37	$ 1,680,000.00	$ 85,000.00	$ 32,690.00	
11/01/37	$ 1,595,000.00	$ -	$ 31,160.00	$ 148,850.00
05/01/38	$ 1,595,000.00	$ 90,000.00	$ 31,160.00	
11/01/38	$ 1,505,000.00	$ -	$ 29,540.00	$ 150,700.00
05/01/39	$ 1,505,000.00	$ 90,000.00	$ 29,540.00	
11/01/39	$ 1,415,000.00	$ -	$ 27,920.00	$ 147,460.00
05/01/40	$ 1,415,000.00	$ 95,000.00	$ 27,920.00	
11/01/40	$ 1,320,000.00	$ -	$ 26,210.00	$ 149,130.00
05/01/41	$ 1,320,000.00	$ 95,000.00	$ 26,210.00	
11/01/41	$ 1,225,000.00	$ -	$ 24,500.00	$ 145,710.00
05/01/42	$ 1,225,000.00	$ 100,000.00	$ 24,500.00	
11/01/42	$ 1,125,000.00	$ -	$ 22,500.00	$ 147,000.00
05/01/43	$ 1,125,000.00	$ 105,000.00	$ 22,500.00	
11/01/43	$ 1,020,000.00	$ -	$ 20,400.00	$ 147,900.00
05/01/44	$ 1,020,000.00	$ 110,000.00	$ 20,400.00	
11/01/44	$ 910,000.00	$ -	$ 18,200.00	$ 148,600.00
05/01/45	$ 910,000.00	$ 115,000.00	$ 18,200.00	
11/01/45	$ 795,000.00	$ -	$ 15,900.00	$ 149,100.00
05/01/46	$ 795,000.00	$ 120,000.00	$ 15,900.00	
11/01/46	$ 675,000.00	$ -	$ 13,500.00	$ 149,400.00
05/01/47	$ 675,000.00	$ 125,000.00	$ 13,500.00	
11/01/47	$ 550,000.00	$ -	$ 11,000.00	$ 149,500.00
05/01/48	$ 550,000.00	$ 130,000.00	$ 11,000.00	
11/01/48	$ 420,000.00	$ -	$ 8,400.00	$ 149,400.00
05/01/49	$ 420,000.00	$ 135,000.00	$ 8,400.00	
11/01/49	$ 285,000.00	$ -	$ 5,700.00	$ 149,100.00
05/01/50	$ 285,000.00	$ 140,000.00	$ 5,700.00	
11/01/50	$ 145,000.00	$ -	$ 2,900.00	$ 148,600.00
05/01/51	$ 145,000.00	$ 145,000.00	$ 2,900.00	$ 147,900.00
		$ 2,440,000.00	**$ 1,466,521.25**	**$ 4,007,488.75**

Tohoqua

Community Development District

Debt Service Fund - Series 2022 Phase 3A/6A

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 4/30/26	Projected Next 5 Months	Total thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	$ 150,950	$ 150,182	$ 768	$ 150,950	$ 150,950
Interest	$ 2,270	$ 2,181	$ 935	$ 3,116	$ 1,558
Carry Forward Surplus	$ 73,692	$ 136,128	$ -	$ 136,128	$ 82,406
Total Revenues	**$ 226,912**	**$ 288,491**	**$ 1,703**	**$ 290,194**	**$ 234,914**
Expenditures					
Interest Payment - 11/01	$ 58,704	$ 58,704	$ -	$ 58,704	$ 57,954
Principal Payment - 05/01	$ 30,000	$ -	$ 30,000	$ 30,000	$ 35,000
Interest Payment - 05/01	$ 58,704	$ -	$ 58,704	$ 58,704	$ 57,954
Total Expenditures	**$ 147,408**	**$ 58,704**	**$ 88,704**	**$ 147,408**	**$ 150,908**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (60,380)	$ -	$ (60,380)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (60,380)**	**$ -**	**$ (60,380)**	**$ -**
Excess Revenues/(Expenditures)	$ 79,505	$ 169,407	$ (87,001)	$ 82,406	$ 84,006

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$57,079**

Net Assessments	$150,950
Add: Discounts & Collection	$9,635
Gross Assessments	$160,585

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhome	122	$ 47,318	$387.85	$412.61
Single-Family 32'	46	$ 39,397	$856.46	$911.12
Single-Family 50'	48	$ 64,235	$1,338.23	$1,423.65
	216	**$ 150,950**		

Tohoqua

Community Development District

Series 2022 Special Assessment Bonds (Phase 3/6)

Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/26	$ 2,030,000.00	$ -	$ 57,953.75	$ 146,657.50
05/01/27	$ 2,030,000.00	$ 35,000.00	$ 57,953.75	$ -
11/01/27	$ 1,995,000.00	$ -	$ 57,078.75	$ 150,032.50
05/01/28	$ 1,995,000.00	$ 35,000.00	$ 57,078.75	$ -
11/01/28	$ 1,960,000.00	$ -	$ 56,203.75	$ 148,282.50
05/01/29	$ 1,960,000.00	$ 35,000.00	$ 56,203.75	$ -
11/01/29	$ 1,925,000.00	$ -	$ 55,328.75	$ 146,532.50
05/01/30	$ 1,925,000.00	$ 40,000.00	$ 55,328.75	$ -
11/01/30	$ 1,800,000.00	$ -	$ 54,328.75	$ 149,657.50
05/01/31	$ 1,800,000.00	$ 40,000.00	$ 54,328.75	$ -
11/01/31	$ 1,800,000.00	$ -	$ 53,328.75	$ 147,657.50
05/01/32	$ 1,800,000.00	$ 45,000.00	$ 53,328.75	$ -
11/01/32	$ 1,800,000.00	$ -	$ 52,203.75	$ 150,532.50
05/01/33	$ 1,800,000.00	$ 45,000.00	$ 52,203.75	$ -
11/01/33	$ 1,755,000.00	$ -	$ 50,921.25	$ 148,125.00
05/01/34	$ 1,755,000.00	$ 50,000.00	$ 50,921.25	$ -
11/01/34	$ 1,705,000.00	$ -	$ 49,496.25	$ 150,417.50
05/01/35	$ 1,705,000.00	$ 50,000.00	$ 49,496.25	$ -
11/01/35	$ 1,655,000.00	$ -	$ 48,071.25	$ 147,567.50
05/01/36	$ 1,655,000.00	$ 55,000.00	$ 48,071.25	$ -
11/01/36	$ 1,600,000.00	$ -	$ 46,503.75	$ 149,575.00
05/01/37	$ 1,600,000.00	$ 55,000.00	$ 46,503.75	$ -
11/01/37	$ 1,545,000.00	$ -	$ 44,936.25	$ 146,440.00
05/01/38	$ 1,545,000.00	$ 60,000.00	$ 44,936.25	$ -
11/01/38	$ 1,485,000.00	$ -	$ 43,226.25	$ 148,162.50
05/01/39	$ 1,485,000.00	$ 65,000.00	$ 43,226.25	$ -
11/01/39	$ 1,420,000.00	$ -	$ 41,373.75	$ 149,600.00
05/01/40	$ 1,420,000.00	$ 70,000.00	$ 41,373.75	$ -
11/01/40	$ 1,205,000.00	$ -	$ 39,378.75	$ 150,752.50
05/01/41	$ 1,205,000.00	$ 70,000.00	$ 39,378.75	$ -
11/01/41	$ 1,205,000.00	$ -	$ 37,383.75	$ 146,762.50
05/01/42	$ 1,205,000.00	$ 75,000.00	$ 37,383.75	$ -
11/01/42	$ 1,205,000.00	$ -	$ 35,246.25	$ 147,630.00
05/01/43	$ 1,205,000.00	$ 80,000.00	$ 35,246.25	$ -
11/01/43	$ 1,125,000.00	$ -	$ 32,906.25	$ 148,152.50
05/01/44	$ 1,125,000.00	$ 85,000.00	$ 32,906.25	$ -
11/01/44	$ 1,040,000.00	$ -	$ 30,420.00	$ 148,326.25
05/01/45	$ 1,040,000.00	$ 90,000.00	$ 30,420.00	$ -
11/01/45	$ 950,000.00	$ -	$ 27,787.50	$ 148,207.50
05/01/46	$ 950,000.00	$ 95,000.00	$ 27,787.50	$ -
11/01/46	$ 855,000.00	$ -	$ 25,008.75	$ 147,796.25
05/01/47	$ 855,000.00	$ 100,000.00	$ 25,008.75	$ -
11/01/47	$ 755,000.00	$ -	$ 22,083.75	$ 147,092.50
05/01/48	$ 755,000.00	$ 110,000.00	$ 22,083.75	$ -
11/01/48	$ 645,000.00	$ -	$ 18,866.25	$ 150,950.00
05/01/49	$ 645,000.00	$ 115,000.00	$ 18,866.25	$ -
11/01/49	$ 530,000.00	$ -	$ 15,502.50	$ 149,368.75
05/01/50	$ 530,000.00	$ 120,000.00	$ 15,502.50	$ -
11/01/50	$ 410,000.00	$ -	$ 11,992.50	$ 147,495.00
05/01/51	$ 410,000.00	$ 130,000.00	$ 11,992.50	$ -
11/01/51	$ 280,000.00	$ -	$ 8,190.00	$ 150,182.50
05/01/52	$ 280,000.00	$ 135,000.00	$ 8,190.00	$ -
11/01/52	$ 145,000.00	$ -	$ 4,241.25	$ 147,431.25
05/01/53	$ 145,000.00	$ 145,000.00	$ 4,241.25	$ 149,241.25
		$ 2,060,000.00	**$ 2,157,332.50**	**$ 4,306,786.25**

Tohoqua

Community Development District

Debt Service Fund - Series 2023 Phase 4B/5B

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 4/30/26	Projected Next 5 Months	Total thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	$ 153,425	$ 152,645	$ 780	$ 153,425	$ 153,425
Interest	$ 2,777	$ 2,408	$ 1,032	$ 3,440	$ 1,720
Carry Forward Surplus	$ 70,732	$ 70,981	$ -	$ 70,981	$ 73,235
Total Revenues	**$ 226,934**	**$ 226,033**	**$ 1,812**	**$ 227,846**	**$ 228,380**
Expenditures					
Interest Payment - 11/01	$ 58,485	$ 58,485	$ -	$ 58,485	$ 57,698
Principal Payment - 05/01	$ 35,000	$ -	$ 35,000	$ 35,000	$ 35,000
Interest Payment - 05/01	$ 58,485	$ -	$ 58,485	$ 58,485	$ 57,698
Total Expenditures	**$ 151,970**	**$ 58,485**	**$ 93,485**	**$ 151,970**	**$ 150,395**
Other Financing Sources/(Uses)					
Transfer In/(Out)	$ -	$ (1,641)	$ (1,000)	$ (2,641)	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ (1,641)**	**$ (1,000)**	**$ (2,641)**	**$ -**
Excess Revenues/(Expenditures)	$ 74,964	$ 165,908	$ (92,673)	$ 73,235	$ 77,985

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$56,910**

Net Assessments	$153,425
Add: Discounts & Collection	$9,793
Gross Assessments	$163,218

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Multi-Family-Duplex 33'	72	$ 33,449	$464.57	$494.22
Single-Family 32'	67	$ 33,720	$503.29	$535.41
Single-Family 40'	38	$ 23,538	$619.42	$658.96
Single-Family 50'	81	$ 62,718	$774.30	$823.72
	258	**$ 153,425**		

Tohoqua

Community Development District

Series 2023 Special Assessment Bonds Phase 4B/5B Project

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 2,120,000.00	$ -	$ 57,697.50	$ 151,182.50
05/01/27	$ 2,120,000.00	$ 35,000.00	$ 57,697.50	
11/01/27	$ 2,085,000.00	$ -	$ 56,910.00	$ 149,607.50
05/01/28	$ 2,085,000.00	$ 40,000.00	$ 56,910.00	
11/01/28	$ 2,045,000.00	$ -	$ 56,010.00	$ 152,920.00
05/01/29	$ 2,045,000.00	$ 40,000.00	$ 56,010.00	
11/01/29	$ 2,005,000.00	$ -	$ 55,110.00	$ 151,120.00
05/01/30	$ 2,005,000.00	$ 40,000.00	$ 55,110.00	
11/01/30	$ 1,965,000.00	$ -	$ 54,210.00	$ 149,320.00
05/01/31	$ 1,965,000.00	$ 45,000.00	$ 54,210.00	
11/01/31	$ 1,920,000.00	$ -	$ 52,995.00	$ 152,205.00
05/01/32	$ 1,920,000.00	$ 45,000.00	$ 52,995.00	
11/01/32	$ 1,875,000.00	$ -	$ 51,780.00	$ 149,775.00
05/01/33	$ 1,875,000.00	$ 50,000.00	$ 51,780.00	
11/01/33	$ 1,825,000.00	$ -	$ 50,430.00	$ 152,210.00
05/01/34	$ 1,825,000.00	$ 50,000.00	$ 50,430.00	
11/01/34	$ 1,775,000.00	$ -	$ 49,080.00	$ 149,510.00
05/01/35	$ 1,775,000.00	$ 55,000.00	$ 49,080.00	
11/01/35	$ 1,720,000.00	$ -	$ 47,595.00	$ 151,675.00
05/01/36	$ 1,720,000.00	$ 60,000.00	$ 47,595.00	
11/01/36	$ 1,660,000.00	$ -	$ 45,975.00	$ 153,570.00
05/01/37	$ 1,660,000.00	$ 60,000.00	$ 45,975.00	
11/01/37	$ 1,600,000.00	$ -	$ 44,355.00	$ 150,330.00
05/01/38	$ 1,600,000.00	$ 65,000.00	$ 44,355.00	
11/01/38	$ 1,535,000.00	$ -	$ 42,600.00	$ 151,955.00
05/01/39	$ 1,535,000.00	$ 70,000.00	$ 42,600.00	
11/01/39	$ 1,465,000.00	$ -	$ 40,710.00	$ 153,310.00
05/01/40	$ 1,465,000.00	$ 70,000.00	$ 40,710.00	
11/01/40	$ 1,395,000.00	$ -	$ 38,820.00	$ 149,530.00
05/01/41	$ 1,395,000.00	$ 75,000.00	$ 38,820.00	
11/01/41	$ 1,240,000.00	$ -	$ 36,795.00	$ 150,615.00
05/01/42	$ 1,155,000.00	$ 80,000.00	$ 36,795.00	
11/01/42	$ 1,155,000.00	$ -	$ 34,635.00	$ 151,430.00
05/01/43	$ 1,155,000.00	$ 85,000.00	$ 34,635.00	
11/01/43	$ 1,155,000.00	$ -	$ 32,340.00	$ 151,975.00
05/01/44	$ 1,155,000.00	$ 90,000.00	$ 32,340.00	
11/01/44	$ 1,065,000.00	$ -	$ 29,820.00	$ 152,160.00
05/01/45	$ 1,065,000.00	$ 95,000.00	$ 29,820.00	
11/01/45	$ 970,000.00	$ -	$ 27,160.00	$ 151,980.00
05/01/46	$ 970,000.00	$ 100,000.00	$ 27,160.00	
11/01/46	$ 870,000.00	$ -	$ 24,360.00	$ 151,520.00
05/01/47	$ 870,000.00	$ 105,000.00	$ 24,360.00	
11/01/47	$ 765,000.00	$ -	$ 21,420.00	$ 150,780.00
05/01/48	$ 765,000.00	$ 110,000.00	$ 21,420.00	
11/01/48	$ 655,000.00	$ -	$ 18,340.00	$ 149,760.00
05/01/49	$ 655,000.00	$ 115,000.00	$ 18,340.00	
11/01/49	$ 540,000.00	$ -	$ 15,120.00	$ 148,460.00
05/01/50	$ 540,000.00	$ 125,000.00	$ 15,120.00	
11/01/50	$ 415,000.00	$ -	$ 11,620.00	$ 151,740.00
05/01/51	$ 415,000.00	$ 130,000.00	$ 11,620.00	$ -
11/01/51	$ 285,000.00	$ -	$ 7,980.00	$ 149,600.00
05/01/52	$ 285,000.00	$ 140,000.00	$ 7,980.00	$ -
11/01/52	$ 145,000.00	$ -	$ 4,060.00	$ 152,040.00
05/01/53	$ 145,000.00	$ 145,000.00	$ 4,060.00	$ 149,060.00
		$ 2,155,000.00	**$ 2,132,825.00**	**$ 4,382,097.50**

Tohoqua

Community Development District

Debt Service Fund - Series 2023 Phase 4C

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 4/30/26	Projected Next 5 Months	Total thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	$ 142,307	$ 141,584	$ 724	$ 142,307	$ 142,307
Interest	$ 2,859	$ 3,397	$ 1,456	$ 4,853	$ 2,427
Carry Forward Surplus	$ 65,544	$ 66,782	$ -	$ 66,782	$ 71,603
Total Revenues	**$ 210,711**	**$ 211,763**	**$ 2,180**	**$ 213,943**	**$ 216,337**
Expenditures					
Interest Payment - 11/01	$ 56,170	$ 56,170	$ -	$ 56,170	$ 55,420
Principal Payment - 05/01	$ 30,000	$ -	$ 30,000	$ 30,000	$ 30,000
Interest Payment - 05/01	$ 56,170	$ -	$ 56,170	$ 56,170	$ 55,420
Total Expenditures	**$ 142,340**	**$ 56,170**	**$ 86,170**	**$ 142,340**	**$ 140,840**
Excess Revenues/(Expenditures)	$ 68,371	$ 155,593	$ (83,990)	$ 71,603	$ 75,497

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$54,670**

Net Assessments	$142,307
Add: Discounts & Collection	$9,083
Gross Assessments	$151,391

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	90	$ 41,798	$464.42	$494.07
Single-Family 32'	25	$ 12,578	$503.13	$535.24
Single-Family 40'	102	$ 63,162	$619.23	$658.76
Single-Family 50'	32	$ 24,769	$774.04	$823.45
	249	**$ 142,307**		

Tohoqua

Community Development District

Series 2023 Special Assessment Bonds Phase 4C Project Area 6

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 1,935,000.00	$ -	$ 55,420.00	$ 141,590.00
05/01/27	$ 1,935,000.00	$ 30,000.00	$ 55,420.00	
11/01/27	$ 1,905,000.00	$ -	$ 54,670.00	$ 140,090.00
05/01/28	$ 1,905,000.00	$ 30,000.00	$ 54,670.00	
11/01/28	$ 1,875,000.00	$ -	$ 53,920.00	$ 138,590.00
05/01/29	$ 1,875,000.00	$ 35,000.00	$ 53,920.00	
11/01/29	$ 1,840,000.00	$ -	$ 53,045.00	$ 141,965.00
05/01/30	$ 1,840,000.00	$ 35,000.00	$ 53,045.00	
11/01/30	$ 1,690,000.00	$ -	$ 52,170.00	$ 140,215.00
05/01/31	$ 1,690,000.00	$ 35,000.00	$ 52,170.00	
11/01/31	$ 1,690,000.00	$ -	$ 51,295.00	$ 138,465.00
05/01/32	$ 1,690,000.00	$ 40,000.00	$ 51,295.00	
11/01/32	$ 1,690,000.00	$ -	$ 50,295.00	$ 141,590.00
05/01/33	$ 1,690,000.00	$ 40,000.00	$ 50,295.00	
11/01/33	$ 1,690,000.00	$ -	$ 49,295.00	$ 139,590.00
05/01/34	$ 1,690,000.00	$ 45,000.00	$ 49,295.00	
11/01/34	$ 1,645,000.00	$ -	$ 48,012.50	$ 142,307.50
05/01/35	$ 1,645,000.00	$ 45,000.00	$ 48,012.50	
11/01/35	$ 1,600,000.00	$ -	$ 46,730.00	$ 139,742.50
05/01/36	$ 1,600,000.00	$ 50,000.00	$ 46,730.00	
11/01/36	$ 1,550,000.00	$ -	$ 45,305.00	$ 142,035.00
05/01/37	$ 1,550,000.00	$ 50,000.00	$ 45,305.00	
11/01/37	$ 1,500,000.00	$ -	$ 43,880.00	$ 139,185.00
05/01/38	$ 1,500,000.00	$ 55,000.00	$ 43,880.00	
11/01/38	$ 1,445,000.00	$ -	$ 42,312.50	$ 141,192.50
05/01/39	$ 1,445,000.00	$ 55,000.00	$ 42,312.50	
11/01/39	$ 1,390,000.00	$ -	$ 40,745.00	$ 138,057.50
05/01/40	$ 1,390,000.00	$ 60,000.00	$ 40,745.00	
11/01/40	$ 1,330,000.00	$ -	$ 39,035.00	$ 139,780.00
05/01/41	$ 1,330,000.00	$ 65,000.00	$ 39,035.00	
11/01/41	$ 1,200,000.00	$ -	$ 37,182.50	$ 141,217.50
05/01/42	$ 1,130,000.00	$ 65,000.00	$ 37,182.50	
11/01/42	$ 1,130,000.00	$ -	$ 35,330.00	$ 137,512.50
05/01/43	$ 1,130,000.00	$ 70,000.00	$ 35,330.00	
11/01/43	$ 1,130,000.00	$ -	$ 33,335.00	$ 138,665.00
05/01/44	$ 1,130,000.00	$ 75,000.00	$ 33,335.00	
11/01/44	$ 1,055,000.00	$ -	$ 31,122.50	$ 139,457.50
05/01/45	$ 1,055,000.00	$ 80,000.00	$ 31,122.50	
11/01/45	$ 975,000.00	$ -	$ 28,762.50	$ 139,885.00
05/01/46	$ 975,000.00	$ 85,000.00	$ 28,762.50	
11/01/46	$ 890,000.00	$ -	$ 26,255.00	$ 140,017.50
05/01/47	$ 890,000.00	$ 90,000.00	$ 26,255.00	
11/01/47	$ 800,000.00	$ -	$ 23,600.00	$ 139,855.00
05/01/48	$ 800,000.00	$ 95,000.00	$ 23,600.00	
11/01/48	$ 705,000.00	$ -	$ 20,797.50	$ 139,397.50
05/01/49	$ 705,000.00	$ 100,000.00	$ 20,797.50	
11/01/49	$ 605,000.00	$ -	$ 17,847.50	$ 138,645.00
05/01/50	$ 605,000.00	$ 105,000.00	$ 17,847.50	
11/01/50	$ 500,000.00	$ -	$ 14,750.00	$ 137,597.50
05/01/51	$ 500,000.00	$ 115,000.00	$ 14,750.00	$ -
11/01/51	$ 385,000.00	$ -	$ 11,357.50	$ 141,107.50
05/01/52	$ 385,000.00	$ 120,000.00	$ 11,357.50	$ -
11/01/52	$ 265,000.00	$ -	$ 7,817.50	$ 139,175.00
05/01/53	$ 265,000.00	$ 130,000.00	$ 7,817.50	$ -
11/01/53	$ 135,000.00	$ -	$ 3,982.50	$ 141,800.00
05/01/54	$ 135,000.00	$ 135,000.00	$ 3,982.50	$ 138,982.50
		$ 1,965,000.00	**$ 2,148,880.00**	**$ 4,195,675.00**

Tohoqua

Community Development District

Debt Service Fund - Series 2024 Phase 7

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 4/30/26	Projected Next 5 Months	Total thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	$ 324,110	$ 322,461	$ 1,649	$ 324,110	$ 324,110
Interest	$ 6,266	$ 7,615	$ 3,264	$ 10,878	$ 5,439
Carry Forward Surplus	$ 142,570	$ 145,417	$ -	$ 145,417	$ 157,577
Total Revenues	**$ 472,946**	**$ 475,493**	**$ 4,913**	**$ 480,406**	**$ 487,126**
Expenditures					
Interest Payment - 11/01	$ 126,414	$ 126,414	$ -	$ 126,414	$ 124,839
Principal Payment - 05/01	$ 70,000	$ -	$ 70,000	$ 70,000	$ 75,000
Interest Payment - 05/01	$ 126,414	$ -	$ 126,414	$ 126,414	$ 124,839
Total Expenditures	**$ 322,829**	**$ 126,414**	**$ 196,414**	**$ 322,829**	**$ 324,679**
Excess Revenues/(Expenditures)	$ 150,117	$ 349,078	$ (191,502)	$ 157,577	$ 162,447

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$123,152**

Net Assessments	$324,110
Add: Discounts & Collection	$20,688
Gross Assessments	$344,798

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	95	$ 63,559	$669.04	$711.75
Single-Family 32'	123	$ 105,334	$856.37	$911.04
Single-Family 50'	116	$ 155,217	$1,338.08	$1,423.49
	334	**$ 324,110**		

Tohoqua

Community Development District

Series 2024 Special Assessment Bonds Phase 7

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 4,585,000.00	$ -	$ 124,839.38	$ 321,253.75
05/01/27	$ 4,585,000.00	$ 75,000.00	$ 124,839.38	
11/01/27	$ 4,510,000.00	$ -	$ 123,151.88	$ 322,991.25
05/01/28	$ 4,510,000.00	$ 75,000.00	$ 123,151.88	
11/01/28	$ 4,435,000.00	$ -	$ 121,464.38	$ 319,616.25
05/01/29	$ 4,435,000.00	$ 80,000.00	$ 121,464.38	
11/01/29	$ 4,355,000.00	$ -	$ 119,664.38	$ 321,128.75
05/01/30	$ 4,355,000.00	$ 85,000.00	$ 119,664.38	
11/01/30	$ 4,180,000.00	$ -	$ 117,751.88	$ 322,416.25
05/01/31	$ 4,180,000.00	$ 90,000.00	$ 117,751.88	
11/01/31	$ 4,180,000.00	$ -	$ 115,726.88	$ 323,478.75
05/01/32	$ 4,180,000.00	$ 95,000.00	$ 115,726.88	
11/01/32	$ 4,085,000.00	$ -	$ 113,173.75	$ 323,900.63
05/01/33	$ 4,085,000.00	$ 100,000.00	$ 113,173.75	
11/01/33	$ 3,985,000.00	$ -	$ 110,486.25	$ 323,660.00
05/01/34	$ 3,985,000.00	$ 105,000.00	$ 110,486.25	
11/01/34	$ 3,880,000.00	$ -	$ 107,664.38	$ 323,150.63
05/01/35	$ 3,880,000.00	$ 110,000.00	$ 107,664.38	
11/01/35	$ 3,770,000.00	$ -	$ 104,708.13	$ 322,372.50
05/01/36	$ 3,770,000.00	$ 115,000.00	$ 104,708.13	
11/01/36	$ 3,655,000.00	$ -	$ 101,617.50	$ 321,325.63
05/01/37	$ 3,655,000.00	$ 120,000.00	$ 101,617.50	
11/01/37	$ 3,535,000.00	$ -	$ 98,392.50	$ 320,010.00
05/01/38	$ 3,535,000.00	$ 130,000.00	$ 98,392.50	
11/01/38	$ 3,405,000.00	$ -	$ 94,898.75	$ 323,291.25
05/01/39	$ 3,405,000.00	$ 135,000.00	$ 94,898.75	
11/01/39	$ 3,270,000.00	$ -	$ 91,270.63	$ 321,169.38
05/01/40	$ 3,270,000.00	$ 145,000.00	$ 91,270.63	
11/01/40	$ 3,125,000.00	$ -	$ 87,373.75	$ 323,644.38
05/01/41	$ 3,125,000.00	$ 150,000.00	$ 87,373.75	
11/01/41	$ 2,815,000.00	$ -	$ 83,342.50	$ 320,716.25
05/01/42	$ 2,465,000.00	$ 160,000.00	$ 83,342.50	
11/01/42	$ 2,465,000.00	$ -	$ 79,042.50	$ 322,385.00
05/01/43	$ 2,465,000.00	$ 170,000.00	$ 79,042.50	
11/01/43	$ 2,465,000.00	$ -	$ 74,473.75	$ 323,516.25
05/01/44	$ 2,465,000.00	$ 180,000.00	$ 74,473.75	
11/01/44	$ 2,465,000.00	$ -	$ 69,636.25	$ 324,110.00
05/01/45	$ 2,465,000.00	$ 190,000.00	$ 69,636.25	
11/01/45	$ 2,275,000.00	$ -	$ 64,268.75	$ 323,905.00
05/01/46	$ 2,275,000.00	$ 200,000.00	$ 64,268.75	
11/01/46	$ 2,075,000.00	$ -	$ 58,618.75	$ 322,887.50
05/01/47	$ 2,075,000.00	$ 210,000.00	$ 58,618.75	
11/01/47	$ 1,865,000.00	$ -	$ 52,686.25	$ 321,305.00
05/01/48	$ 1,865,000.00	$ 225,000.00	$ 52,686.25	
11/01/48	$ 1,640,000.00	$ -	$ 46,330.00	$ 324,016.25
05/01/49	$ 1,640,000.00	$ 235,000.00	$ 46,330.00	
11/01/49	$ 1,405,000.00	$ -	$ 39,691.25	$ 321,021.25
05/01/50	$ 1,405,000.00	$ 250,000.00	$ 39,691.25	
11/01/50	$ 1,155,000.00	$ -	$ 32,628.75	$ 322,320.00
05/01/51	$ 1,155,000.00	$ 265,000.00	$ 32,628.75	$ -
11/01/51	$ 890,000.00	$ -	$ 25,142.50	$ 322,771.25
05/01/52	$ 890,000.00	$ 280,000.00	$ 25,142.50	$ -
11/01/52	$ 610,000.00	$ -	$ 17,232.50	$ 322,375.00
05/01/53	$ 610,000.00	$ 295,000.00	$ 17,232.50	$ -
11/01/53	$ 315,000.00	$ -	$ 8,898.75	$ 321,131.25
05/01/54	$ 315,000.00	$ 315,000.00	$ 8,898.75	$ 323,898.75
		$ 4,655,000.00	**$ 4,821,182.50**	**$ 9,669,059.38**

Tohoqua

Community Development District

Debt Service Fund - Series 2025 Phase 8

Fiscal Year 2027

Description	Adopted Budget FY2026	Actual thru 4/30/26	Projected Next 5 Months	Total thru 9/30/26	Proposed Budget FY2027
Revenues					
Special Assessments	$ -	$ 160,036	$ 98,086	$ 258,122	$ 261,550
Interest	$ -	$ 1,789	$ 767	$ 2,556	$ 1,278
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ 101,531
Total Revenues	**$ -**	**$ 161,825**	**$ 98,853**	**$ 260,678**	**$ 364,359**
Expenditures					
Interest Payment - 11/01	$ -	$ -	$ -	$ -	$ 98,975
Principal Payment - 05/01	$ -	$ -	$ 65,000	$ 65,000	$ 60,000
Interest Payment - 05/01	$ -	$ -	$ 94,147	$ 94,147	$ 98,975
Total Expenditures	**$ -**	**$ -**	**$ 159,147**	**$ 159,147**	**$ 257,950**
Other Financing Sources/(Uses)					
Bond Proceeds	$ -	$ 130,775	$ -	$ 130,775	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ 130,775**	**$ -**	**$ 130,775**	**$ -**
Excess Revenues/(Expenditures)	$ -	$ 292,600	$ (60,294)	$ 232,306	$ 106,409

1. Carry forward surplus is net of Reserves.

Interest 11/1/27	**$97,775**

Net Assessments	$261,550
Add: Discounts & Collection	$16,695
Gross Assessments	$278,245

Product Type	No. of Units	Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhouse	65	$ 30,233	$465.12	$494.80
Single-Family 32'	164	$ 82,636	$503.88	$536.04
Single-Family 40'	126	$ 78,139	$620.15	$659.74
Single-Family 50'	91	$ 70,543	$775.19	$824.67
	446	**$ 261,550**		

Tohoqua

Community Development District

Series 2025 Special Assessment Bonds Phase 8

Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 3,550,000.00	$ -	$ 98,975.00	$ 258,122.08
05/01/27	$ 3,550,000.00	$ 60,000.00	$ 98,975.00	
11/01/27	$ 3,550,000.00	$ -	$ 97,775.00	$ 256,750.00
05/01/28	$ 3,550,000.00	$ 65,000.00	$ 97,775.00	
11/01/28	$ 3,550,000.00	$ -	$ 96,475.00	$ 259,250.00
05/01/29	$ 3,550,000.00	$ 70,000.00	$ 96,475.00	
11/01/29	$ 3,550,000.00	$ -	$ 95,075.00	$ 261,550.00
05/01/30	$ 3,550,000.00	$ 70,000.00	$ 95,075.00	
11/01/30	$ 3,150,000.00	$ -	$ 93,675.00	$ 258,750.00
05/01/31	$ 3,150,000.00	$ 75,000.00	$ 93,675.00	
11/01/31	$ 3,150,000.00	$ -	$ 92,081.25	$ 260,756.25
05/01/32	$ 3,150,000.00	$ 75,000.00	$ 92,081.25	
11/01/32	$ 3,150,000.00	$ -	$ 90,487.50	$ 257,568.75
05/01/33	$ 3,150,000.00	$ 80,000.00	$ 90,487.50	
11/01/33	$ 3,150,000.00	$ -	$ 88,787.50	$ 259,275.00
05/01/34	$ 3,150,000.00	$ 85,000.00	$ 88,787.50	
11/01/34	$ 3,150,000.00	$ -	$ 86,981.25	$ 260,768.75
05/01/35	$ 3,150,000.00	$ 85,000.00	$ 86,981.25	
11/01/35	$ 3,150,000.00	$ -	$ 85,175.00	$ 257,156.25
05/01/36	$ 3,150,000.00	$ 90,000.00	$ 85,175.00	
11/01/36	$ 3,060,000.00	$ -	$ 82,812.50	$ 257,987.50
05/01/37	$ 3,060,000.00	$ 95,000.00	$ 82,812.50	
11/01/37	$ 2,965,000.00	$ -	$ 80,318.75	$ 258,131.25
05/01/38	$ 2,965,000.00	$ 100,000.00	$ 80,318.75	
11/01/38	$ 2,865,000.00	$ -	$ 77,693.75	$ 258,012.50
05/01/39	$ 2,865,000.00	$ 105,000.00	$ 77,693.75	
11/01/39	$ 2,760,000.00	$ -	$ 74,937.50	$ 257,631.25
05/01/40	$ 2,760,000.00	$ 110,000.00	$ 74,937.50	
11/01/40	$ 2,650,000.00	$ -	$ 72,050.00	$ 256,987.50
05/01/41	$ 2,650,000.00	$ 120,000.00	$ 72,050.00	
11/01/41	$ 2,405,000.00	$ -	$ 68,900.00	$ 260,950.00
05/01/42	$ 1,990,000.00	$ 125,000.00	$ 68,900.00	
11/01/42	$ 1,990,000.00	$ -	$ 65,618.75	$ 259,518.75
05/01/43	$ 1,990,000.00	$ 130,000.00	$ 65,618.75	
11/01/43	$ 1,990,000.00	$ -	$ 62,206.25	$ 257,825.00
05/01/44	$ 1,990,000.00	$ 140,000.00	$ 62,206.25	
11/01/44	$ 1,990,000.00	$ -	$ 58,531.25	$ 260,737.50
05/01/45	$ 1,990,000.00	$ 145,000.00	$ 58,531.25	
11/01/45	$ 1,990,000.00	$ -	$ 54,725.00	$ 258,256.25
05/01/46	$ 1,990,000.00	$ 155,000.00	$ 54,725.00	
11/01/46	$ 1,835,000.00	$ -	$ 50,462.50	$ 260,187.50
05/01/47	$ 1,835,000.00	$ 165,000.00	$ 50,462.50	
11/01/47	$ 1,670,000.00	$ -	$ 45,925.00	$ 261,387.50
05/01/48	$ 1,670,000.00	$ 170,000.00	$ 45,925.00	
11/01/48	$ 1,500,000.00	$ -	$ 41,250.00	$ 257,175.00
05/01/49	$ 1,500,000.00	$ 180,000.00	$ 41,250.00	
11/01/49	$ 1,320,000.00	$ -	$ 36,300.00	$ 257,550.00
05/01/50	$ 1,320,000.00	$ 190,000.00	$ 36,300.00	
11/01/50	$ 1,130,000.00	$ -	$ 31,075.00	$ 257,375.00
05/01/51	$ 1,130,000.00	$ 200,000.00	$ 31,075.00	$ -
11/01/51	$ 930,000.00	$ -	$ 25,575.00	$ 256,650.00
05/01/52	$ 930,000.00	$ 215,000.00	$ 25,575.00	$ -
11/01/52	$ 715,000.00	$ -	$ 19,662.50	$ 260,237.50
05/01/53	$ 715,000.00	$ 225,000.00	$ 19,662.50	$ -
11/01/53	$ 490,000.00	$ -	$ 13,475.00	$ 258,137.50
05/01/54	$ 490,000.00	$ 240,000.00	$ 13,475.00	$ -
11/01/54	$ 250,000.00	$ -	$ 6,875.00	$ 260,350.00
05/01/55	$ 250,000.00	$ 250,000.00	$ 6,875.00	$ 256,875.00
		$ 3,880,000.00	**$ 3,881,909.58**	**$ 7,761,909.58**

SECTION VI

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Osceola County, Florida ("**Supervisor of Elections**"), to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

Seat Number	Supervisor	Term Expiration Date
1	Marcus Hooker	November 2026
2	Andre Vidrine	November 2026
3	Vacant	November 2028
4	Sean Bailey	November 2028
5	Asif Qureshi	November 2028

2. GENERAL ELECTION SEATS. Seat 1 and Seat 2, with terms expiring in November 2026, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive $200 per

meeting for their attendance; up to a maximum of $4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay the same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

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

PASSED AND ADOPTED this 3rd day of June 2026

ATTEST:	**TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Tohoqua Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 East Irlo Bronson Memorial Highway, Kissimmee, FL 34744. The Supervisor of elections may be contacted by phone at (407) 742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Tohoqua Community Development District has two (2) seats up for election through the general election process, specifically Seats 1 and 2. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

2026 SPECIAL DISTRICTS QUALIFYING PROCEDURE

Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June12, 2026

(Dates are subject to change)

Special District Candidates who WILL NOT incur election expenses or contributions will do the following:

1. Present the items listed below during the qualifying period

    - Form 1 – Statement of Financial Interest
    - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
    - Notice of Intent Special District Candidate
    - Qualifying fee of $25.00 or
    - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026)**

Special District Candidates who WILL incur election expenses or contributions must do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This must be completed **prior** to accepting campaign contributions and making campaign expenditures, (section 99.061(3), F.S.).

2. Read Chapter 106 of the Florida Statutes and submit a DS-DE84 Statement of Candidate.

3. File required campaign treasurer's reports

4. Present qualifying documents during the qualifying period.

    - Form 1 – Statement of Financial Interest
    - Form DS-DE 302NP Candidate Oath – Nonpartisan Office
    - Notice of Intent Special District Candidate
    - Qualifying fee of $25.00 or
    - 25 valid petitions (deadline to submit candidate petitions is **Noon, Monday, May 11, 2026)**

Candidates Paying the Qualifying Fee:

All special district candidates, except a person certified to qualify by the petition method or seeking to qualify as a write-in candidate, must pay the qualifying fee of $25.00.

The qualifying fee for a special district candidate is not required to be drawn upon the candidate's campaign account.

Candidates Qualifying by Petition Method:

Special district candidates need 25 valid signatures of qualified electors within the district. There is a fee of 10 cents per petition to be paid to the Supervisor of Elections for the cost of verifying the signature. The fee must be paid at the time the petitions are submitted.

The deadline for submitting candidate petitions is **Noon, Monday, May 11, 2026**.

Special district candidates are not required to file Form DS-DE 9 prior to collecting signatures.

See Section 99.061(3), Florida Statutes.

SECTION VII

TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Tohoqua Community Development District
City of St. Cloud, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Tohoqua Community Development District, City of St. Cloud, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2025, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Section 218.39(3)(c), Florida Statutes but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 6, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 6, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Tohoqua Community Development District, City of St. Cloud, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $2,642,435.

- The change in the District's total net position in comparison with the prior fiscal year was $1,427,050, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $2,002,687, a decrease of ($5,398,346) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, assigned to capital reserves and subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the fiscal year ended September 30, 2025.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 2,090,186	$ 7,418,232
Capital assets, net of depreciation	18,553,920	12,031,268
Total assets	20,644,106	19,449,500
Current liabilities	447,843	359,118
Long-term liabilities	17,553,828	17,874,997
Total liabilities	18,001,671	18,234,115
Net position		
Net investment in capital assets	1,052,097	(115,769)
Restricted	861,791	789,295
Unrestricted	728,547	541,859
Total net position	$ 2,642,435	$ 1,215,385

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR END SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 3,044,837	$ 2,062,492
Operating grants and contributions	49,694	59,122
Capital grants and contributions	836,206	125,023
General revenues		
Unrestricted investment earnings	22,790	-
Miscellaneous	15,420	12,420
Cost share revenue	10,496	-
Total revenues	3,979,443	2,259,057
Expenses:		
General government	154,812	164,052
Maintenance and operations	1,208,012	795,012
Recreation	317,127	264,987
Interest	865,996	699,811
Bond issue costs	6,446	312,400
Total expenses	2,552,393	2,236,262
Change in net position	1,427,050	22,795
Net position - beginning	1,215,385	1,192,590
Net position - ending	$ 2,642,435	$ 1,215,385

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $2,552,393. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised of assessments, Developer contributions, investment income, and miscellaneous revenue in the current fiscal year. The increase in revenues is due to an increase in assessments, Developer contributions, and interest income. The increase in expenses is due to the increase in maintenance and operations costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $18,553,920 invested in capital assets for its governmental activities. No depreciation has been taken as the infrastructure improvements are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $17,525,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will continue to increase as the District is built out.

Subsequent to fiscal year end, the District issued $3,880,000 of Special Assessment Revenue Bonds, Series 2025, consisting of multiple term bonds with due dates ranging from May 1, 2030 - May 1, 2055 and fixed interest rates ranging from 4% to 5.5%.The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tohoqua Community Development District's Finance Department at 219 East Livingston Street, Orlando FL 32801.

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 417,139
Investments	312,790
Accounts receivable	12,912
Assessments receivable	17,581
Due from Developer	6,214
Prepaid items	50,910
Restricted assets:	
Investments	1,272,640
Capital assets:	
Nondepreciable	18,553,920
Total assets	20,644,106
LIABILITIES	
Accounts payable	75,448
Contracts payable	5,605
Due to Developer	6,446
Accrued interest payable	360,344
Noncurrent liabilities:	
Due within one year	330,000
Due in more than one year	17,223,828
Total liabilities	18,001,671
NET POSITION	
Net investment in capital assets	1,052,097
Restricted for debt service	861,791
Unrestricted	728,547
Total net position	$ 2,642,435

See notes to the financial statements

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 154,812	$ 154,812	$ -	$ -	$ -
Maintenance and operations	1,208,012	1,662,060	-	836,206	1,290,254
Recreation	317,127	-	-	-	(317,127)
Interest on long-term debt	865,996	1,227,965	49,694	-	411,663
Bond issue costs	6,446	-	-	-	(6,446)
Total governmental activities	2,552,393	3,044,837	49,694	836,206	1,378,344

General revenues:	
Miscellaneous	15,420
Cost share revenue	10,496
Unrestricted investment earnings	22,790
Total general revenues	48,706
Change in net position	1,427,050
Net position - beginning	1,215,385
Net position - ending	$ 2,642,435

See notes to the financial statements

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	$ 339,035	$ -	$ 78,104	$ 417,139
Investments	312,790	1,214,189	58,451	1,585,430
Assessments receivable	9,635	7,946	-	17,581
Accounts receivable	12,912	-	-	12,912
Due from Developer	609	-	5,605	6,214
Prepaid items	50,910	-	-	50,910
Total assets	$ 725,891	$ 1,222,135	$ 142,160	$ 2,090,186
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 75,448	$ -	$ -	$ 75,448
Contracts payable	-	-	5,605	5,605
Due to developer	-	-	6,446	6,446
Total liabilities	75,448	-	12,051	87,499
Fund balances:				
Nonspendable:				
Prepaid items	50,910	-	-	50,910
Restricted for:				
Debt service	-	1,222,135	-	1,222,135
Capital projects	-	-	52,005	52,005
Assigned to:				
Capital reserves	-	-	78,104	78,104
Subsequent year's expenditures	123,294	-	-	123,294
Unassigned:	476,239	-	-	476,239
Total fund balances	650,443	1,222,135	130,109	2,002,687
Total liabilities and fund balances	$ 725,891	$ 1,222,135	$ 142,160	$ 2,090,186

See notes to the financial statements

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total fund balances - governmental funds		$ 2,002,687
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	18,553,920	
Accumulated depreciation	-	18,553,920
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(360,344)	
Original issue discount/premium	(28,828)	
Bonds payable	(17,525,000)	(17,914,172)
Net position of governmental activities		$ 2,642,435

See notes to the financial statements

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	$ 1,816,872	$ 1,227,965	$ -	$ 3,044,837
Developer contributions	-	-	621,869	621,869
Interest income	22,790	49,694	214,337	286,821
Miscellaneous	15,420	-	-	15,420
Cost share revenue	10,496	-	-	10,496
Total revenues	1,865,578	1,277,659	836,206	3,979,443
EXPENDITURES				
Current:				
General government	154,812	-	-	154,812
Maintenance and operations	1,208,012	-	-	1,208,012
Recreation	317,127	-	-	317,127
Debt Service:				
Principal	-	320,000	-	320,000
Interest	-	848,740	-	848,740
Bond issue costs	-	-	6,446	6,446
Capital outlay	-	-	6,522,652	6,522,652
Total expenditures	1,679,951	1,168,740	6,529,098	9,377,789
Excess (deficiency) of revenues over (under) expenditures	185,627	108,919	(5,692,892)	(5,398,346)
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	67,998	67,998
Transfers out	(50,000)	(17,998)	-	(67,998)
Total other financing sources (uses)	(50,000)	(17,998)	67,998	-
Net change in fund balances	135,627	90,921	(5,624,894)	(5,398,346)
Fund balances - beginning	514,816	1,131,214	5,755,003	7,401,033
Fund balances - ending	$ 650,443	$ 1,222,135	$ 130,109	$ 2,002,687

See notes to the financial statements

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$ (5,398,346)
Amounts reported for governmental activities in the statement of activities are different because:	
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	(18,425)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	320,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	1,169
Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	6,522,652
Change in net position of governmental activities	$ 1,427,050

See notes to the financial statements

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Tohoqua Community Development District ("the District") was created on August 14, 2017 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Osceola County Ordinance 2017-57, subsequently annexed into the City of St. Cloud on May 24, 2018 by Ordinance 2017-53, and expanded and contracted by Ordinance 2024-15 on February 19, 2024. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("the District") which is composed of five members. The Supervisors are elected by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. Two Board members are affiliated with Tohoqua Development Group, LLC and one board member is affiliated with Pulte Homes, (together, the “Developers”) as of September 30, 2025.

The District has the final responsibility for:
1. Assessing and levying maintenance taxes and special assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the Board of Supervisors is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before May 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and repairs and maintenance within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments
The government's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a"2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations
In the basic financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of the applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. "Florida Security for Public Deposits Act" its compliance with Chapter 280, Florida Statutes, requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market	$ 1,272,640	N/A	N/A
SBA	312,790	S&P AAAm	47 Days
Total Investments	$ 1,585,430		

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that "The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days." With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

Fund	Transfer in	Transfer out
General	$ -	$ 50,000
Debt service	-	17,998
Capital projects	67,998	-
Total	$ 67,998	$ 67,998

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures. Transfers from the general fund to the capital projects fund were made in order to fund the capital reserves.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Construction in progress	$ 12,031,268	6,522,652	$ -	$ 18,553,920
Total capital assets, not being depreciated	12,031,268	6,522,652	-	18,553,920
Governmental activities capital assets	$ 12,031,268	$ 6,522,652	$ -	$ 18,553,920

NOTE 6 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of about $71,870,000. The Capital Improvement Program ("CIP") will be built out in phases. The infrastructure will include roads, stormwater management, utilities, community facilities, and off-site improvements. A portion of the project costs are to be funded with the proceeds from the issuance of Bonds and the remainder is intended to be funded by the Developer. The remaining project costs will be funded by a combination of Developer contributions or future bond issues. Upon completion, certain assets will be conveyed for ownership and maintenance. During the current year, the District paid $5,891,377 to the Developers for the acquisition and or completion of infrastructure and in the subsequent year, the District paid $3,477,117 to the Developers.

NOTE 7 – LONG-TERM LIABILITIES

Series 2018

On February 8, 2018, the District issued $2,165,000 of Special Assessment Revenue Bonds, Series 2018, consisting of $1,090,000 Term Bonds due on May 1, 2038 with a fixed interest rate of 4.7% and $1,075,000 Term Bonds due on May 1, 2048 with a fixed interest rate of 4.8%. The Bonds were issued to repay the developer for financing the construction improvements to the District. Interest is to be paid semiannually on each May 1st and November 1st. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2048.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2021 Phase 2 Bonds

On March 5, 2021, the District issued $2,580,000 of Special Assessment Revenue Bonds, Series 2021 "Phase 2 Bonds", consisting of various Term Bonds with due dates from May 1, 2026, to May 1, 2051 and fixed interest rates ranging from 2.375% to 4%. The Bonds were issued to finance the construction and acquisition of infrastructure improvements for the District. Interest is to be paid semiannually on each May 1st and November 1st. Principal on the Bonds is to be paid serially commencing May 1, 2022, through May 1, 2051.

The Series 2021 Phase 2 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2021 Phase 4A/5A Bonds

On March 19, 2021, the District issued $2,660,000 of Special Assessment Revenue Bonds, Series 2021 "Phase 4A/5A Bonds", consisting of various Term Bonds with due dates from May 1, 2026 to May 1, 2051 and fixed interest rates ranging from 2.5% to 4%. The Bonds were issued to finance the construction and acquisition of infrastructure improvements for the District. Interest is to be paid semiannually on each May 1st and November 1st. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2021 Phase 4A/5A Bonds (Continued)

The Series 2021 Phase 4A/5A Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2022 Phase 3/6 Bonds

On November 4, 2022, the District issued $2,120,000 of Special Assessment Revenue Bonds, Series 2022 "Phase 3/6 Bonds", consisting of various Term Bonds with due dates from May 1, 2032 to May 1, 2053 and fixed interest rates ranging from 5% to 5.85%. The Bonds were issued to repay the Developer for financing the construction improvements for the District. Interest is to be paid semiannually on each May 1st and November 1st. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2053.

The Series 2022 Phase 3/6 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Series 2023 Phase 4B/5B Bonds

On March 15, 2023, the District issued $2,230,000 of Special Assessment Revenue Bonds, Series 2023 "Phase 4B/5B Bonds", consisting of various Term Bonds with due dates from May 1, 2030 to May 1, 2053 and fixed interest rates ranging from 4.5% to 5.6%. The Bonds were issued finance a portion of the construction improvements for the District. Interest is to be paid semiannually on each May 1st and November 1st. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2053.

The Series 2023 Phase 4B/5B Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. For the Series 2023 Phase 4B/5B Bonds, this occurred during the current fiscal year as the District collected prepaid assessments and prepaid $10,000 of the Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2023 Phase 4C Bonds

On September 28, 2023, the District issued $1,990,000 of Special Assessment Revenue Bonds, Series 2023 "Phase 4C Project", consisting of various Term Bonds with due dates from May 1, 2033, to May 1, 2054 and fixed interest rates ranging from 5% to 5.9%. The Bonds were issued finance the construction improvements for the District. Interest is to be paid semiannually on each May 1st and November 1st. Principal on the Bonds is to be paid serially commencing May 1, 2025, through May 1, 2054.

The Series 2023 Phase 4C Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Series 2024 Phase 7 Bonds

On June 11, 2024, the District issued $4,720,000 of Special Assessment Revenue Bonds, Series 2024 "Phase 7 Project", consisting of various Term Bonds with due dates from May 1, 2031 to May 1, 2054 and fixed interest rates ranging from 4.5% to 5.65%. The Bonds were issued finance the construction improvements for the District. Interest is to be paid semiannually on each May 1st and November 1st. Principal on the Bonds is to be paid serially commencing November 1, 2023 through May 1, 2054.

The Series 2024 Phase 7 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liabilities for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2018 Bonds	$ 1,935,000	$ -	$ 45,000	$ 1,890,000	$ 45,000
Series 2021 Phase 2	2,415,000	-	55,000	2,360,000	60,000
Plus: Original issue premium	29,825	-	1,105	28,720	-
Series 2021 Phase 4A/5A	2,495,000	-	55,000	2,440,000	60,000
Plus: Original issue premium	18,335	-	679	17,656	-
Series 2022 Phase 3/6	2,090,000	-	30,000	2,060,000	30,000
Series 2023 Phase 4B/5B	2,200,000	-	45,000	2,155,000	35,000
Less: Original issue discount	(5,529)	-	(191)	(5,338)	-
Series 2023 Phase 4C	1,990,000	-	25,000	1,965,000	30,000
Less: Original issue discount	(3,146)	-	(108)	(3,038)	-
Series 2024 Phase 7	4,720,000	-	65,000	4,655,000	70,000
Less: Original issue discount	(9,488)	-	(316)	(9,172)	-
Total	$ 17,874,997	$ -	$ 321,169	$ 17,553,828	$ 330,000

At September 30, 2025, the scheduled debt service requirements on the long - term liabilities were as follows:

	Governmental Activities		
Year ending September 30:	Principal	Interest	Total
2026	$ 330,000	$ 865,329	$ 1,195,329
2027	345,000	852,625	1,197,625
2028	350,000	838,476	1,188,476
2029	375,000	824,038	1,199,038
2030	385,000	808,717	1,193,717
2031-2035	2,230,000	3,773,384	6,003,384
2036-2040	2,820,000	3,195,203	6,015,203
2041-2045	3,585,000	2,443,937	6,028,937
2046-2050	4,340,000	1,441,639	5,781,639
2051-2054	2,765,000	353,575	3,118,575
	$ 17,525,000	$ 15,396,923	$ 32,921,923

NOTE 8 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developers own a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developers.

The District's activities are dependent on the continued involvement of the Developers, the loss of which could have a material adverse effect on the District's operations.

For the fiscal year ended September 30, 2025, Developer contributions to the capital projects fund were $621,869.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued $3,880,000 of Special Assessment Revenue Bonds, Series 2025, consisting of multiple term bonds with due dates ranging from May 1, 2030 - May 1, 2055 and fixed interest rates ranging from 4% to 5.5%.The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of $15,000 of the Series 2021 Phase 2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 1,802,790	$ 1,816,872	$ 14,082
Interest income	-	22,790	22,790
Miscellaneous	12,000	15,420	3,420
Cost share revenue	10,496	10,496	-
Total revenues	1,825,286	1,865,578	40,292
EXPENDITURES			
Current:			
General government	202,253	154,812	47,441
Maintenance expenditures	1,265,843	1,208,012	57,831
Recreation	357,190	317,127	40,063
Total expenditures	1,825,286	1,679,951	145,335
Excess (deficiency) of revenues over (under) expenditures	-	185,627	185,627
OTHER FINANCING SOURCES (USES)			
Transfer in (out)	-	(50,000)	(50,000)
Total other financing sources (uses)	-	(50,000)	(50,000)
Net change in fund balance	$ -	135,627	$ 135,627
Fund balance - beginning		514,816	
Fund balance - ending		$ 650,443	

See notes to required supplementary information

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
CITY OF ST. CLOUD, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	3
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	13
Employee compensation	$3,400
Independent contractor compensation	$1,675,033
Construction projects to begin on or after October 1; ($65K)	$6,513,246
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - $647 - $1,510 Debt service - $300.00 - $1,423.65
Special assessments collected	$3,044,837
Outstanding Bonds:	see Note 7 for details

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Tohoqua Community Development District
City of St. Cloud, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Tohoqua Community Development District, City of St. Cloud, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 6, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 6, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Tohoqua Community Development District
City of St. Cloud, Florida

We have examined Tohoqua Community Development District, City of St. Cloud, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tohoqua Community Development District, City of St. Cloud, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 6, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Tohoqua Community Development District
City of St. Cloud, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tohoqua Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 6, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 6, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tohoqua Community Development District, City of St. Cloud, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tohoqua Community Development District, City of St. Cloud, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

March 6, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 27.

SECTION VIII

REBATE REPORT

$2,230,000

Tohoqua Community Development District

(City of St. Cloud, Florida)

Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)

Dated: March 15, 2023
Delivered: March 15, 2023

Rebate Report to the Computation Date
June 15, 2027
Reflecting Activity To
February 28, 2026

AMTEC

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March 11, 2026

Tohoqua Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: $2,230,000 Tohoqua Community Development District (City of St. Cloud, Florida), Special Assessment Revenue Bonds, Series 2023 (Phase 4B/5B Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Tohoqua Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of February 28, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the June 15, 2027 Computation Date
Reflecting Activity from March 15, 2023 through February 28, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Account	3.776108%	4,863.21	(2,672.50)
Costs of Issuance Account	3.629545%	220.44	(141.28)
Capitalized Interest Account	4.452991%	1,791.18	(523.59)
Reserve Account	4.598581%	10,333.18	(2,371.95)
Totals	**4.299565%**	**$17,208.01**	**$(5,709.32)**
Bond Yield	**5.517541%**		
Rebate Computation Credits			(7,237.69)
		Net Rebatable Arbitrage	**$(12,947.01)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from March 15, 2023, the date of the closing, to February 28, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 2027.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between March 15, 2023 and February 28, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

June 15, 2027.

7. Computation Period

The period beginning on March 15, 2023, the date of the closing, and ending on February 28, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on June 15th, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Revenue	278961000
Interest	278961001
Principal	278961002
Prepayment	278961003
Reserve	278961004
Project	278961005
Capitalized Interest	278961006
Costs of Issuance	278961007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of February 28, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to June 15, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on June 15, 2027, is the Rebatable Arbitrage.

$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)
Delivered: March 15, 2023

Sources of Funds	
Par Amount	$2,230,000.00
Net Original Issue Discount	-5,719.85
Total	$2,224,280.15

Uses of Funds	
Project Account	$1,833,587.43
Costs of Issuance Account	193,373.75
Capitalized Interest Account	75,618.97
Reserve Account	77,100.00
Underwriter's Discount	44,600.00
Total	$2,224,280.15

PROOF OF ARBITRAGE YIELD

$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)

Date	Debt Service	Present Value to 03/15/2023 @ 5.5175406675%
05/01/2023	15,391.47	15,284.80
11/01/2023	60,227.50	58,204.36
05/01/2024	90,227.50	84,855.65
11/01/2024	59,552.50	54,503.31
05/01/2025	94,552.50	84,212.59
11/01/2025	58,765.00	50,933.54
05/01/2026	93,765.00	79,087.34
11/01/2026	57,977.50	47,589.03
05/01/2027	92,977.50	74,268.78
11/01/2027	57,190.00	44,455.92
05/01/2028	97,190.00	73,521.14
11/01/2028	56,290.00	41,438.40
05/01/2029	96,290.00	68,981.72
11/01/2029	55,390.00	38,615.82
05/01/2030	95,390.00	64,716.93
11/01/2030	54,490.00	35,976.01
05/01/2031	99,490.00	63,922.93
11/01/2031	53,275.00	33,310.55
05/01/2032	98,275.00	59,797.43
11/01/2032	52,060.00	30,826.53
05/01/2033	102,060.00	58,810.82
11/01/2033	50,710.00	28,436.51
05/01/2034	100,710.00	54,958.70
11/01/2034	49,360.00	26,213.20
05/01/2035	104,360.00	53,933.69
11/01/2035	47,875.00	24,077.75
05/01/2036	107,875.00	52,796.98
11/01/2036	46,255.00	22,030.69
05/01/2037	106,255.00	49,249.27
11/01/2037	44,635.00	20,132.94
05/01/2038	109,635.00	48,124.02
11/01/2038	42,880.00	18,316.75
05/01/2039	112,880.00	46,923.66
11/01/2039	40,990.00	16,581.88
05/01/2040	110,990.00	43,693.91
11/01/2040	39,100.00	14,979.42
05/01/2041	114,100.00	42,538.77
11/01/2041	37,075.00	13,451.22
05/01/2042	117,075.00	41,335.73
11/01/2042	34,915.00	11,996.50
05/01/2043	119,915.00	40,095.64
11/01/2043	32,620.00	10,614.24
05/01/2044	122,620.00	38,828.19
11/01/2044	30,100.00	9,275.42
05/01/2045	125,100.00	37,515.04
11/01/2045	27,440.00	8,007.80
05/01/2046	127,440.00	36,192.29
11/01/2046	24,640.00	6,809.76
05/01/2047	129,640.00	34,866.75
11/01/2047	21,700.00	5,679.54
05/01/2048	131,700.00	33,544.43
11/01/2048	18,620.00	4,615.25
05/01/2049	138,620.00	33,436.65
11/01/2049	15,260.00	3,582.06
05/01/2050	140,260.00	32,040.03
11/01/2050	11,760.00	2,614.25
05/01/2051	141,760.00	30,667.26

PROOF OF ARBITRAGE YIELD

$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)

Date	Debt Service	Present Value to 03/15/2023 @ 5.5175406675%
11/01/2051	8,120.00	1,709.46
05/01/2052	148,120.00	30,345.70
11/01/2052	4,200.00	837.36
05/01/2053	154,200.00	29,917.83
	4,632,336.47	2,224,280.15

Proceeds Summary

Delivery date	03/15/2023
Par Value	2,230,000.00
Premium (Discount)	-5,719.85
Target for yield calculation	2,224,280.15

BOND DEBT SERVICE

$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
03/15/2023					
05/01/2023			15,391.47	15,391.47	15,391.47
11/01/2023			60,227.50	60,227.50	
05/01/2024	30,000	4.500%	60,227.50	90,227.50	150,455.00
11/01/2024			59,552.50	59,552.50	
05/01/2025	35,000	4.500%	59,552.50	94,552.50	154,105.00
11/01/2025			58,765.00	58,765.00	
05/01/2026	35,000	4.500%	58,765.00	93,765.00	152,530.00
11/01/2026			57,977.50	57,977.50	
05/01/2027	35,000	4.500%	57,977.50	92,977.50	150,955.00
11/01/2027			57,190.00	57,190.00	
05/01/2028	40,000	4.500%	57,190.00	97,190.00	154,380.00
11/01/2028			56,290.00	56,290.00	
05/01/2029	40,000	4.500%	56,290.00	96,290.00	152,580.00
11/01/2029			55,390.00	55,390.00	
05/01/2030	40,000	4.500%	55,390.00	95,390.00	150,780.00
11/01/2030			54,490.00	54,490.00	
05/01/2031	45,000	5.400%	54,490.00	99,490.00	153,980.00
11/01/2031			53,275.00	53,275.00	
05/01/2032	45,000	5.400%	53,275.00	98,275.00	151,550.00
11/01/2032			52,060.00	52,060.00	
05/01/2033	50,000	5.400%	52,060.00	102,060.00	154,120.00
11/01/2033			50,710.00	50,710.00	
05/01/2034	50,000	5.400%	50,710.00	100,710.00	151,420.00
11/01/2034			49,360.00	49,360.00	
05/01/2035	55,000	5.400%	49,360.00	104,360.00	153,720.00
11/01/2035			47,875.00	47,875.00	
05/01/2036	60,000	5.400%	47,875.00	107,875.00	155,750.00
11/01/2036			46,255.00	46,255.00	
05/01/2037	60,000	5.400%	46,255.00	106,255.00	152,510.00
11/01/2037			44,635.00	44,635.00	
05/01/2038	65,000	5.400%	44,635.00	109,635.00	154,270.00
11/01/2038			42,880.00	42,880.00	
05/01/2039	70,000	5.400%	42,880.00	112,880.00	155,760.00
11/01/2039			40,990.00	40,990.00	
05/01/2040	70,000	5.400%	40,990.00	110,990.00	151,980.00
11/01/2040			39,100.00	39,100.00	
05/01/2041	75,000	5.400%	39,100.00	114,100.00	153,200.00
11/01/2041			37,075.00	37,075.00	
05/01/2042	80,000	5.400%	37,075.00	117,075.00	154,150.00
11/01/2042			34,915.00	34,915.00	
05/01/2043	85,000	5.400%	34,915.00	119,915.00	154,830.00
11/01/2043			32,620.00	32,620.00	
05/01/2044	90,000	5.600%	32,620.00	122,620.00	155,240.00
11/01/2044			30,100.00	30,100.00	
05/01/2045	95,000	5.600%	30,100.00	125,100.00	155,200.00
11/01/2045			27,440.00	27,440.00	
05/01/2046	100,000	5.600%	27,440.00	127,440.00	154,880.00
11/01/2046			24,640.00	24,640.00	
05/01/2047	105,000	5.600%	24,640.00	129,640.00	154,280.00
11/01/2047			21,700.00	21,700.00	
05/01/2048	110,000	5.600%	21,700.00	131,700.00	153,400.00
11/01/2048			18,620.00	18,620.00	
05/01/2049	120,000	5.600%	18,620.00	138,620.00	157,240.00
11/01/2049			15,260.00	15,260.00	
05/01/2050	125,000	5.600%	15,260.00	140,260.00	155,520.00
11/01/2050			11,760.00	11,760.00	
05/01/2051	130,000	5.600%	11,760.00	141,760.00	153,520.00

BOND DEBT SERVICE

$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051			8,120.00	8,120.00	
05/01/2052	140,000	5.600%	8,120.00	148,120.00	156,240.00
11/01/2052			4,200.00	4,200.00	
05/01/2053	150,000	5.600%	4,200.00	154,200.00	158,400.00
	2,230,000		2,402,336.47	4,632,336.47	4,632,336.47

$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)
Project Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.517541%)
03/15/23	Beg Bal	-1,833,587.43	-2,310,799.48
03/29/23		1,833,587.43	2,305,913.51
04/04/23		-116.60	-146.52
05/02/23		-234.05	-292.88
06/02/23		-242.28	-301.80
07/05/23		-240.81	-298.48
07/25/23		2,408.75	2,976.57
08/02/23		-280.63	-346.42
08/03/23		-13,794.19	-17,025.34
09/05/23		-350.33	-430.30
09/06/23		-4.04	-4.96
10/03/23		-339.03	-414.67
10/17/23		56.25	68.65
11/02/23		-350.38	-426.67
12/04/23		-336.60	-407.91
01/03/24		-345.93	-417.39
01/05/24		-1,791.18	-2,160.52
02/02/24		-342.84	-411.85
03/04/24		-320.77	-383.48
04/02/24		-342.98	-408.30
05/02/24		-331.83	-393.24
06/04/24		-342.89	-404.38
07/02/24		-331.83	-389.68
08/02/24		-342.69	-400.62
09/04/24		-342.63	-398.61
10/02/24		-318.94	-369.48
11/04/24		-309.97	-357.36
12/03/24		-287.94	-330.51
01/03/25		-286.79	-327.70
02/04/25		-278.07	-316.25
03/04/25		-250.28	-283.36
04/02/25		-276.93	-312.20
05/02/25		-268.00	-300.77
06/03/25		-276.90	-309.30
07/02/25		-268.00	-298.05
08/04/25		-276.93	-306.50
09/03/25		-276.68	-304.88
10/02/25		-259.38	-284.57
11/04/25		-259.57	-283.40
12/02/25		-236.44	-257.06
01/05/26		-233.27	-252.35
02/03/26		-228.06	-245.67

$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)
Project Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.517541%)
02/28/26	Bal	28,039.67	30,090.98
02/28/26	Acc	75.20	80.70
06/15/27	TOTALS:	4,863.21	-2,672.50

ISSUE DATE: 03/15/23 REBATABLE ARBITRAGE: -2,672.50
COMP DATE: 06/15/27 NET INCOME: 4,863.21
BOND YIELD: 5.517541% TAX INV YIELD: 3.776108%

$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)
Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.517541%)
03/15/23	Beg Bal	-193,373.75	-243,701.47
03/15/23		49,750.00	62,698.01
03/15/23		35,000.00	44,109.15
03/15/23		32,500.00	40,958.50
03/15/23		6,000.00	7,561.57
03/15/23		2,650.00	3,339.69
03/17/23		5,900.00	7,433.29
03/21/23		40,000.00	50,364.75
03/23/23		8,000.00	10,069.90
08/03/23		13,794.19	17,025.34
06/15/27	TOTALS:	220.44	-141.28

ISSUE DATE: 03/15/23 REBATABLE ARBITRAGE: -141.28
COMP DATE: 06/15/27 NET INCOME: 220.44
BOND YIELD: 5.517541% TAX INV YIELD: 3.629545%

$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)
Capitalized Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.517541%)
03/15/23	Beg Bal	-75,618.97	-95,299.67
05/01/23		15,391.47	19,262.84
11/01/23		60,227.50	73,352.71
01/05/24		1,791.18	2,160.52
06/15/27	TOTALS:	1,791.18	-523.59

ISSUE DATE: 03/15/23 REBATABLE ARBITRAGE: -523.59
COMP DATE: 06/15/27 NET INCOME: 1,791.18
BOND YIELD: 5.517541% TAX INV YIELD: 4.452991%

$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.517541%)
03/15/23	Beg Bal	-77,100.00	-97,166.15
04/04/23		116.60	146.52
05/02/23		234.05	292.88
06/02/23		242.28	301.80
07/05/23		240.81	298.48
08/02/23		280.63	346.42
09/05/23		350.33	430.30
10/03/23		339.03	414.67
11/02/23		350.38	426.67
12/04/23		336.60	407.91
01/03/24		345.93	417.39
02/02/24		342.84	411.85
03/04/24		320.77	383.48
04/02/24		342.98	408.30
05/02/24		331.83	393.24
06/04/24		342.89	404.38
07/02/24		331.83	389.68
08/02/24		342.69	400.62
09/04/24		342.63	398.61
10/02/24		318.94	369.48
11/04/24		309.97	357.36
12/03/24		287.94	330.51
01/03/25		286.79	327.70
02/04/25		278.07	316.25
02/05/25		315.00	358.20
03/04/25		250.28	283.36
04/02/25		276.93	312.20
05/02/25		268.00	300.77
06/03/25		276.90	309.30
07/02/25		268.00	298.05
08/04/25		276.93	306.50
09/03/25		276.68	304.88
10/02/25		259.38	284.57
11/04/25		259.57	283.40
12/02/25		236.44	257.06
01/05/26		233.27	252.35
02/03/26		228.06	245.67
02/28/26	Bal	76,785.00	82,402.40
02/28/26	Acc	205.93	221.00
06/15/27	TOTALS:	10,333.18	-2,371.95

ISSUE DATE: 03/15/23 REBATABLE ARBITRAGE: -2,371.95
COMP DATE: 06/15/27 NET INCOME: 10,333.18
BOND YIELD: 5.517541% TAX INV YIELD: 4.598581%

$2,230,000
Tohoqua Community Development District
(City of St. Cloud, Florida)
Special Assessment Revenue Bonds, Series 2023
(Phase 4B/5B Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.517541%)
06/15/23		-1,960.00	-2,436.73
06/15/24		-2,070.00	-2,437.16
06/15/25		-2,120.00	-2,363.80
06/15/27	TOTALS:	-6,150.00	-7,237.69

ISSUE DATE: 03/15/23 REBATABLE ARBITRAGE: -7,237.69
COMP DATE: 06/15/27
BOND YIELD: 5.517541%

SECTION IX

Arbitrage Rebate Computation
Proposal For

Tohoqua
Community Development District

(City of St. Cloud, Florida)

$3,880,000 Special Assessment Revenue Bonds,

Series 2025 (Phase 8 Project)

AMTEC

AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581
www.amteccorp.com

April 27, 2026

Tohoqua Community Development District
c/o Ms. Katie Costa
Director of Accounting Services
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: $3,880,000 Tohoqua Community Development District (City of St. Cloud, Florida), Special Assessment Revenue Bonds, Series 2025 (Phase 8 Project)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Tohoqua Community Development District (the "District") Series 2025 (Phase 8 Project) bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than $1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than $9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of November 12th, based upon the anniversary of the closing date of the Bonds in November 2025.

Proposal

We are proposing rebate computation services based on the following:

- $3,880,000 Series 2025 (Phase 8 Project) Special Assessment Revenue Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2025 Bonds is $450 per year and will encompass all activity from November 12, 2025, the date of the closing, through November 12, 2030, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – $3,880,000 Series 2025 Special Assessment Revenue Bonds

Report Date	Type of Report	Period Covered	Fee
November 30, 2026	Rebate and Opinion	Closing – November 30, 2026	$ 450
November 30, 2027	Rebate and Opinion	Closing – November 30, 2027	$ 450
November 30, 2028	Rebate and Opinion	Closing – November 30, 2028	$ 450
November 30, 2029	Rebate and Opinion	Closing – November 30, 2029	$ 450
November 12, 2030	Rebate and Opinion	Closing – November 12, 2030	$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from November 12, 2025, the date of the closing, through each report date

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2025.

Tohoqua Community Development District	Consultant: American Municipal Tax-Exempt Compliance Corporation
By: _____	By: _____ Michael J. Scarfo Senior Vice President

SECTION XI

SECTION A

Request received on April 9th:

Hi Jan and Kristen – Hope you are both doing well.

We working with Neptune and its affiliates in connection with the preparation of governing documents for a commercial property owners association ("POA"). The POA will include parcels within the "Neptune Property," which is subject to the attached Cost Sharing Agreement with the Tohoqua CDD (the "CSA"). I understand you represent the Tohoqua CDD.

In working on the POA structure, it became apparent Lot 3 in the Tohoqua Mixed Use Plat (attached) does not need to be - and arguably should not be - a part of the POA. Lot 3 is effectively a "stand alone parcel" and will not share in any POA-owned/controlled infrastructure. It would complicate the POA documents and governance of the POA if we include Lot 3 as part of the POA, especially since Lot 3 would not have any easements or use rights in other POA property. As such, we are looking for an alternative that takes Lot 3 out of the POA, while still making the POA responsible to pay the CDD the full "Neptune Fair Share" under the CSA, including Lot 3's respective allocation.

The CSA references the creation of POA to govern ***all*** of the Neptune Property and does not address a situation where some of the Neptune Property would be governed outside of the POA. As such and to facilitate taking Lot 3 out of the POA, we prepared an amendment allowing Lot 3 to be excluded from the POA, but still having the POA responsible for payment of the "Neptune Fair Share," including the portion of payment that would have been allocated to Lot 3 if Lot 3 had remained in the POA. Under our proposed amendment, the POA will be responsible for collecting the Neptune Fair Share from all parcels within the Neptune Property and remitting same to the CDD, and the POA will be responsible for payment of the 7.37%, regardless of whether certain parcels (e.g. Lot 3) are excluded from the POA.

We are requesting your review on behalf of the CDD of the attached amendment to the CSA. Please let us know if you have any questions or comments.

Thank you in advance.

Christian F. O'Ryan

Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

PREPARED BY AND RETURN TO:
Christian F. O'Ryan, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
401 East Jackson Street, Suite 2100
Tampa, Florida 33602

Cross Reference: CFN# 2024057418

AMENDMENT TO COST SHARING AGREEMENT FOR OPERATION AND MAINTENANCE OF SHARED INFRASTRUCTURE

THIS AMENDMENT TO COST SHARING AGREEMENT FOR OPERATION AND MAINTENANCE OF SHARED INFRASTRUCTURE (this "Amendment") is made and entered into as of the Amendment Effective Date (as defined herein) by and between **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190, *Florida Statutes* ("District"), and **NEPTUNE ROAD INVESTMENTS, LLC**, a Florida limited liability company ("Neptune"). District and Neptune, and their applicable successors and/or assigns, are hereinafter sometimes referred to separately as a "Party" and collectively as "Parties". The "Amendment Effective Date" is the date on which the later of Neptune and the District have executed this Amendment and so notified the other party in writing.

RECITALS

A. The District and Neptune entered into the Cost Sharing Agreement for Operation and Maintenance of Shared Infrastructure dated May 1, 2024, and recorded in Book 6593, Page 1201 as CFN# 2024057418 of the Public Records of Osceola County, Florida (the "Agreement"). All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

B. Neptune is the current record title owner of all of the Neptune Property.

C. Pursuant to Section 19 of the Agreement, the Agreement may be modified and amended by a written instrument signed by the Parties.

D. The Parties enter into this Amendment to memorialize their agreements regarding modifications and amendments to the Agreement as provided herein.

NOW, THEREFORE, for good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties intending to be legally bound, covenant and agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein.

2. Amendment to Section 3 of Agreement. Section 3 of the Agreement is amended as follows [*text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by a double underline (underline)*]:

> 3. Cost Sharing; Neptune Fair Share; District Fair Share. ~~Prior to any sale from Neptune to another owner,~~ Neptune may assign its obligations hereunder, after written notice to the District, to a commercial property owners' association, or to any other assignee in accordance with Section 9. For any ~~parcels~~ land within the Neptune Property for which a certificate of occupancy has not yet been issued for by the applicable governmental authority (such land, a "Non-Developed

Parcel"), Neptune agrees to pay to the District ~~such parcel's proportionate share of the~~ an Administrative Fee of One Hundred and Twenty Dollars ($120.00) per gross acre comprising the Non-Developed Parcel (the "Administrative Fee"). Commencing on the date a certificate of occupancy has been issued by the applicable governmental authority for improvements constructed on a parcel of the Neptune Property, such parcel receiving the certificate of occupancy shall be considered a "Developed Parcel" for purposes of this Agreement, and so long as the District is performing the Shared Services, Neptune agrees to pay to the District such Developed P~~p~~arcel's Proportionate Share, as defined below, of the Neptune Fair Share. The "Neptune Fair Share" shall be an amount equal to seven and thirty-seven one hundredths percent (7.37%) share ~~(the "Neptune Fair Share")~~ of the District's annual budget for operation and maintenance, including any contingency items and reserves established by the District and included in the District's annual budget for operation and maintenance, provided that the Neptune Fair Share shall not exceed the Cap each fiscal year. Until ~~a~~ every parcel within the Neptune Property is issued a certificate of occupancy, Neptune shall pay with respect to any Non-Developed Parcel the Administrative Fee for such Non-Developed P~~p~~arcel, and Neptune shall pay with respect to any Developed Parcel the Developed Parcel's Proportionate Share of the Neptune Fair Share. As detailed in Section 9 below, unless context otherwise requires, references to "Neptune" mean Neptune or its assignee(s), including without limitation, any Association (as defined below).

The District agrees to be responsible for the remaining share (the "District Fair Share") of the District's annual budget for operation and maintenance. As used herein, the term "Proportionate Share" shall mean, with respect to any Developed Parcel within the Neptune Property, that relative proportion which the number of ~~gross~~ developed acres (defined below) contained within the respective parcel ~~a portion of the Neptune Property~~ bears to the total gross acres contained within the ~~District~~ Neptune Property, expressed as a percentage. For example, if a Developed Parcel within the Neptune Property contains five (5) developed acres and if the Neptune Property as a whole contains fifty (50) gross acres, then the Proportionate Share of such Developed Parcel shall be ten percent (10%), and thus Neptune shall be obligated to pay the District ten percent (10%) of the Neptune Fair Share with respect to such Developed Parcel. For purposes of this Agreement, the term "developed acres" shall mean the number of acres within the boundaries of a parcel less and except any natural water bodies, wetlands, preservation areas, retention areas, drainage basins, public right-of-way, and any areas of such parcel dedicated to an Association or a governmental or quasi-governmental agency.

The Neptune Fair Share and District Fair Share for purposes of this Agreement shall not include any share of any costs or expenses associated with the initial construction of roadways, sidewalks, retention ponds, bike paths, landscaping areas, irrigation systems or any additional public-purpose infrastructure improvements benefiting only the District Property and not the Neptune Property. Notwithstanding any other provision of this Agreement, the parties agree that District shall not be obligated to fund any activities that are not contemplated by the District's adopted budget, that are in excess of the District Fair Share, or that benefit only the Neptune Property and not the District Property.

3. Amendment to Section 5 of Agreement. The last paragraph of Section 5 of the Agreement is amended as follows [*text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by a double underline (underline)*]:

Neptune may impose and collect the Neptune Fair Share payments and/or Administrative Fee payments for all or a portion of the Neptune Property (as applicable) through ~~property owners' association (the "~~Association~~"~~ (as defined below) assessments and/or other charges (backed by lien rights) levied against the Neptune Property or applicable portions thereof. In the event of such delegation to an Association, such Association shall be responsible for collection and remittance of all payments owed to the District under this Agreement with respect to all parcels within the Neptune Property, regardless of whether all parcels within the Neptune Property are subject to such Association. In the event that Neptune imposes and collects the Neptune Fair Share and/or

Administrative Fee payments through Association assessments and/or other charges (backed by lien rights), then thereafter the District shall not file a notice of lien upon the entire Neptune Property upon failure of ~~Neptune~~ such Association to pay the Neptune Fair Share and/or Administrative Fee payments, but rather in the event that the Association fails to pay the Neptune Fair Share and/or Administrative Fee payments within such one hundred twenty (120) day period after the Second Notice, the District may file a notice of lien against the portion of the Neptune Property which has not paid to the Association such payments owed to the District with respect to such property. ~~the Proportionate Share of the Neptune Fair Share.~~ Notwithstanding any method Neptune may utilize to generate the funds necessary to pay the Neptune Fair Share and/or Administrative Fee payments, if Neptune shall not have created a separately incorporated owners' association to be responsible for the Neptune Fair Share and/or Administrative Fee payments, then Neptune shall remain liable for the timely payment of the Neptune Fair Share and/or Administrative Fee payments (as applicable).

4. Amendment to Section 9 of Agreement. Section 9 of the Agreement is amended and restated in its entirety and replaced with the following as Section 9:

9. Covenants Running With the Land; Successors and Assigns. The covenants, terms, and conditions set forth in the Agreement shall attach to and run with the properties described herein. The covenants, terms, and conditions set forth in the Agreement are binding on the Parties, their successors, and assigns. The District may not assign the Agreement or any of its rights or obligations hereunder without first obtaining the written consent of all record title owners of all parcels within the Neptune Property. Except as otherwise expressly provided herein, Neptune may not assign the Agreement or any of its rights or obligations hereunder without first obtaining the District's written consent to the assignment, which consent may not be unreasonably withheld. For purpose of the Agreement, the term "Neptune" shall mean and refer to (i) its applicable successors and/or assignees, or (ii) as context requires, an Association (as defined below) so long as the Association is obligated to collect the Neptune Fair Share and/or Administrative Fee payments (as applicable) from all parcels within the Neptune Property. Further, the "Parties" to the Agreement shall include the District's and Neptune's applicable successors and assigns, including any applicable Association (as applicable), and any reference in the Agreement to the phrase "either Party" or "other Party" shall means and refer to each of the Parties, as applicable, as context requires. Each record title owner of property within the Neptune Property shall be obligated for paying its Proportionate Share of the Neptune Fair Share and/or Administrative Fee (as applicable) and otherwise complying with the Agreement, and each record title owner of property within the Neptune Property shall have the right to enforce the Agreement.

Notwithstanding the foregoing, Neptune may, upon written notice to the District (and without any further consent of the District), assign all or a portion of its obligations hereunder to one or more of the following (i) a duly formed and validly existing property owners' association with jurisdiction over all or a portion of the Neptune Property ("Association"); (ii) a parent, subsidiary or affiliated entity of Neptune; and/or (iii) a purchaser of all or portions of the Neptune Property. Provided, however, in the event of an assignment to an Association, Neptune may assign its rights and obligations to other persons or entities meeting the requirements under (ii) and (iii) above so long as the Association is obligated to collect the Neptune Fair Share and Administrative Fee payments from all record title owners of all parcels within the Neptune Property, regardless of whether such parcels are subject to such Association. In the event of an assignment or transfer applicable to only a portion of the Neptune Property (to an entity other than an Association), Neptune (or its applicable successor and/or assignee) shall provide written notice to the District specifying the approximate acreage (or developed acreage, as applicable) and the applicable Administrative Fee or applicable Proportionate Share of the Neptune Fair Share with respect to such portion of the Neptune Property, which shall be based upon the proportionate acreage of such property relative to the total gross acreage (or total developed acreage, as applicable) of the Neptune

Property. Notwithstanding anything herein to the contrary, upon compliance with the requirements of this section regarding assignment, the assignor shall not have any further liability under the Agreement.

No assignment pursuant to the Agreement shall release the Neptune Property or any portion thereof from the covenants, terms, and conditions herein contained.

5. Amendment to Section 11 of Agreement. Section 11 of the Agreement is amended and restated in its entirety and replaced with the following as Section 11:

11. Notices. All notices, requests, or other communications to a Party required or permitted by the Agreement shall be in writing and may be delivered in person (by hand delivery or professional messenger service) or may be sent by registered or certified mail, with postage prepaid, return receipt requested or delivered by Express Mail of the U.S. Postal Service or Federal Express or any other courier service guaranteeing overnight delivery, charges prepaid. A Party may change its address for purposes of this section by giving notice to the other Parties. Until any such change, (i) notices to any record title owner of the Neptune Property shall be delivered to the address shown on the Osceola County Property Appraiser's website applicable to such owner's portion of the Neptune Property, (ii) notices to an Association (as applicable) shall be delivered to the Association's registered agent, and (iii) notices to the District shall be addressed as follows:

If to District: Tohoqua Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: District Manager, George S. Flint

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 South Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.
Telephone: (407) 947-8836

Any such notice or other communication sent by registered or certified mail, return receipt requested, shall be deemed to have been duly given and received seventy-two (72) hours after the same is so addressed and mailed with postage prepaid. Notices delivered by overnight service shall be deemed to have been given on the next business day after delivery of the same to such overnight service courier. Any notice or other document sent by any other manner shall be effective only upon actual receipt thereof.

Upon any assignment of the Agreement pursuant to the terms hereof, notice shall be provided to the District within thirty (30) days after such assignment, and notices shall be delivered to the address shown on the Osceola County Property Appraiser's website, unless the assignee provides the District written notice of an alternative address for purposes of receiving notices under the Agreement.

6. Amendment to Section 19 of Agreement. Section 19 of the Agreement is amended as follows [*text to be deleted is indicated by strikethrough (~~strikethrough~~) and text to be added is indicated by a double underline (underline)*]:

19. Entire Agreement, Amendments. This Agreement (together with all exhibits attached hereto) contains all of the agreements of the Parties with respect to the matters contained herein and no prior or contemporaneous agreement or understanding, oral or written, pertaining to any such matters shall be effective for any purpose. No provision of this Agreement may be

modified, amended or waived except by a written instrument signed by the District and the record title owner(s) of the Neptune Property ~~both Parties~~, unless specifically provided for herein. Notwithstanding the foregoing, as to any parcel within the Neptune Property that is subject to the jurisdiction of an Association responsible for collection and remittance of the Neptune Fair Share and Administrative Fee payments owed to the District, the "record title owner" of such parcel for purposes of consent to an amendment of this Agreement shall be the Association, and only the Association's written consent (and not the written consent of the individual owner of such parcel) is required with respect to such parcel for any amendment of this Agreement. Further notwithstanding the foregoing, in the event a proposed amendment impacts only some, but not all, of the Neptune Property and/or owners thereof, then such amendment may be effectuated by a written instrument signed by the District and the affected owners of such impacted portions of the Neptune Property.

7. Construction; Severability. The captions and paragraph headings contained in this Amendment are for reference and convenience only and in no way define, describe, extend or limit the scope or intent of this Amendment, nor the intent of the provisions herein. All references herein to the singular shall include the plural, and vice versa. Should any clause or provision of this Amendment be determined to be illegal, invalid, or unenforceable under any present or future law by final judgment of a court of competent jurisdiction, the remainder of this Amendment will not be affected thereby. It is the intention of the parties that if any such provision is held to be illegal, invalid, or unenforceable, there will be added in lieu thereof a legal, valid, and enforceable provision that is as similar as possible in terms to the illegal, invalid, or unenforceable provision.

8. Entire Agreement. The Agreement, as modified by this Amendment, contains the entire agreement of the parties pertaining to the subject matter hereof and there are no representations, promises or agreements, oral or otherwise, not embodied herein or in writing. Should the terms of the Agreement and this Amendment be found to conflict, the terms of this Amendment shall control. This instrument is given to amend the Agreement as set forth herein, and except as expressly modified herein, the Agreement shall continue in full force and effect after the date hereof.

9. Counterparts. This Amendment may be executed in any number of counterparts, any one and all of which shall constitute the agreement of the parties and each of which shall be deemed an original.

(Signatures follow on subsequent pages)

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed by their lawful representatives hereunto duly authorized on the date or dates set forth below.

WITNESSES:

"District"

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

By:_____
Name: Andre Vidrine
Title: Chairman
Address: _____
_____

_____
Print Name: _____
Address: _____
_____

_____
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Andre Vidrine, as Chairman of **TOHOQUA COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on behalf thereof. Said person is ☐ personally known to me or ☐ has produced _____ as identification.

_____
Notary Public; State of Florida
(SEAL) Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed by their lawful representatives hereunto duly authorized on the date or dates set forth below.

WITNESSES:

_____
Print Name: _____
Address: _____
_____

_____
Print Name: _____
Address: _____
_____

"Neptune"

NEPTUNE ROAD INVESTMENTS, LLC, a Florida limited liability company

By:_____
Name: Marc Hooker
Title: Manager
Address: _____
_____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Marc Hooker, as Manager of NEPTUNE ROAD INVESTMENTS, LLC, **a** Florida limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced _____ as identification.

(SEAL)

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

SECTION C

SECTION 1

	Duval	Floralawn	Juniper	OmegaScapes	United	Yellowstone
GENERAL SERVICES Schedule "A"	$ 416,500.00	$ 196,880.04	$ 352,176.00	$ 329,415.00	$ 376,600.00	$ 318,000.00
TURF CARE Schedule "B"	$ 13,500.00	$ 25,467.96	$ 55,020.00	$ 27,607.00	$ 34,965.00	$ 33,420.00
TREE/SHRUB CARE Schedule "C"	$ 4,680.00	$ 5,738.88	$ 6,564.00	$ 21,600.00	$ 8,196.00	$ 12,240.00
BEDDING PLANTS Schedule "D"	$ -	$ -	$ -	$ -	$ -	$ -
BED DRESSING Schedule "D" 1460 Yards	$ 50,000.00	$ 94,900.08	$ 60,420.00	$ 88,007.00	$ 58,300.00	$ 96,000.00
PALM TRIMMING Schedule "D" 235 Sabal, (4C amenity) 12 Sabal, 1 Foxtail, 3 Ribbion	$ 10,574.00	$ 11,295.00	$ 9,435.00	$ 12,548.00	$ 6,152.00	$ 15,648.00
IRRIGATION MAINTENANCE Schedule "E" 287 Zones	$ 27,000.00	$ 34,440.00	$ 35,004.00	$ 50,623.00	$ 46,752.00	$ 28,080.00
TOTAL	$ 522,254.00	$ 368,721.96	$ 518,619.00	$ 529,800.00	$ 530,965.00	$ 503,388.00

Year 1	$ 522,254.00	$ 368,721.96	$ 518,619.00	$ 529,800.00	$ 530,965.00	$ 503,388.00
Year 2	$ 530,250.00	$ 379,783.62	$ 528,991.38	$ 545,694.00	$ 530,965.00	$ 518,484.00
Year 3	$ 535,552.50	$ 391,177.13	$ 539,571.21	$ 562,065.00	$ 541,584.00	$ 534,048.00
Year 4	$ 540,908.03	$ 402,912.44	$ 550,362.63	$ 578,926.00	$ 557,832.00	$ 550,068.00
Year 5	$ 546,317.11	$ 414,999.81	$ 561,369.88	$ 596,294.00	$ 574,567.00	$ 566,568.00
5 Year Total	$ 2,675,281.64	$ 1,957,594.96	$ 2,698,914.10	$ 2,812,779.00	$ 2,735,913.00	$ 2,672,556.00
			(Total in their fee summary is off by $11) $2,698,903		This does not match the proposal summary form. $1,532,094	

Future Area 8 A&B Annual Total	$ 75,000.00	$ 78,423.64	$ 74,777.00	$ 109,800.00	$73,548	$ 92,040.00
					This does not match the proposal summary form. $73,548 - Using this number for future, amount listed is $378,973 which looks to be an error.	

Total Year 1 With Future	$ 597,254.00	$ 447,145.60	$ 593,396.00	$ 639,600.00	$ 604,513.00	$ 595,428.00

SECTION a.

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE / GROUNDS MAINTENANCE SERVICES

REQUEST FOR PROPOSALS NO.

PROJECT MANUAL
ISSUE DATE March 13, 2026

Business Entity Registration:

Company Name: Duval Landscape Maintenance, LLC
Entity Type: Florida Limited Liability Company
State Filing Number: L09000077374
Status: Active and in Good Standing with the Florida Division of Corporations

Registered State: Florida

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PUBLIC NOTICE

REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
Osceola County, Florida

Notice is hereby given that the Tohoqua Community Development District ("**District**") will accept proposals from qualified firms ("**Proposers**") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available beginning **March 13, 2026, at 9:00 AM (ET)**. The Project Manual is available by emailing Brittany Brookes, Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, at bbrookes@gmscfl.com.

Proposal Requirements. In order to submit a proposal, each Proposer must: (1) be authorized to do business in Florida; (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. Copies of the Project Manual will not be available at that meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have requested a copy of the Proposal Manual via email.

Submission of Proposals. Firms desiring to provide services for this project must submit proposals no later than **April 27, 2026, at 11:00 AM (ET)** at Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: Brittany Brookes. The proposals will be publicly opened at that time and place. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Protests. Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the first advertisement of the Request for Proposals. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager at 219 E. Livingston St., Orlando, FL 32801.

Evaluation of Proposals. The Board is expected to evaluate the proposals at a public meeting on **May 6, 2026 at 9:00 AM (ET)**, at 1830 Fulfillment Drive, Kissimmee, Florida 34744. Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed **in writing by e-mail only** to Brittany Brookes at bbrookes@gmscfl.com no later than **April 15, 2026, at 5:00 PM (ET).**

NOTICE OF MEETINGS

Unless certain circumstances exist where a public opening is unwarranted, all proposals will be publicly opened at a special meeting of the District to be held at **11:00 AM (ET), April 27, 2026**, **at the offices of Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801**. Proposer names and total pricing will be announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time. The Board is expected to evaluate the proposals at a public meeting on **May 6, 2026, at 9:00 AM (ET)**, **at 1830 Fulfillment Drive, Kissimmee, Florida 34744** A copy of the agenda for either meeting can be obtained from the District Office at 219 E. Livingston St., Orlando, FL 32801 or by phone at (407) 841-5524.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above locations will be present a speaker telephone so that any Board Supervisor or staff member can attend the meetings and be fully informed of the discussions taking place either in person or by telephone communication. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations to participate in the meetings is asked to advise the District Office at (407) 841-5524, at least 48 hours before either meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Tohoqua Community Development District
George Flint District Manager

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services
Osceola County, Florida

INSTRUCTIONS TO PROPOSERS

DATE	EVENT
March 13, 2026	RFP Notice is issued; RFP package available for download.
March 13 to April 27, 2026	Site inspections available. *Please contact Alan Scheerer, Field Manager at 407-841-5524 or Ascheerer@gmscfl.com to schedule a time to visit the site. No verbal interpretations or answers will be given at site visits.*
April 15, 2026 at 5:00 PM (ET)	Deadline for questions (in writing only).
April 27, 2026 at 11:00 AM (ET)	Proposal submittal deadline; bid opening.
May 6, 2026 at 9:00 AM	Board meeting for evaluation of proposals

1. DUE DATE. Sealed proposals ("**Proposals**") must be received from interested parties ("**Proposer**") no later than **April 27, 2026, at 11:00 AM (ET)** at **Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: District Manager**. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy & one (1) digital PDF copy (flash drive or disc required – no email submissions accepted), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. Proposals may be mailed or hand-delivered, but the Proposer is solely responsible for ensuring that the Proposal is received by the applicable deadline. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Tohoqua Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

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

4. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other

conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof.

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

5. PROJECT MANUAL. The "Project Manual" and any addenda thereto, will be available by request from Brittany Brookes at bbrookes@gmscfl.com.

6. QUALIFICATIONS OF PROPOSER; MANDATORY AND PERMISSIVE REQUIREMENTS. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. The following are mandatory minimum qualifications. All other requirements will be considered in the evaluation process and may affect scoring or responsiveness. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

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

8. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Brittany Brookes at bbrookes@gmscfl.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after **April 15, 2026, at 5:00 PM (ET)** will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

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

10. PROPOSAL FORMS AND BID SHEETS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. **Bid Sheets:** Proposer shall complete an Excel spreadsheet provided with the Project Manual to indicate five years of pricing based on the Scope of Services. Please use the Excel spreadsheet provided as Bid Sheets. All yellow cells on both bid sheets should be completed. Bidder is responsible to check formulas, typos, and all numbers before submittal. Five years of pricing is required. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal.

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

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

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

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

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

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

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

G. Bid sheet which is a completed proposal pricing in Excel format based on the Scope of Services. Pricing should be for five years of service. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal.

H. Copy of current certificate of insurance.

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

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

14. PRICING. Proposers shall submit their price information on the supplied Excel bid sheets with all yellow spaces completed. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their five year pricing shall not increase but remain consistent with the submitted pricing proposal throughout the term of the contract agreement unless a written submittal for a price increase provided by the contracted service provider is submitted to the Board of Supervisors for consideration at a duly noticed public meeting.

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

16. CONTRACT AWARD. The contract awarded pursuant to this RFP is anticipated to commence on **October 1, 2026**, with an initial term of one (1) year and up to four (4) optional annual renewals, for a total contract term of five (5) years. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any

and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

17. INDEMNIFICATION; LIMITATION OF LIABILITY. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

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

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

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

20. BLACK-OUT PERIOD/CONE OF SILENCE. The black-out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

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

singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

22. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

23. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the initial advertisement; and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Tohoqua Community Development District, c/o: Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, ATTN: George Flint, District Manager.** A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 1% of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of Twenty Thousand Dollars ($20,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

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

a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

25. FOREIGN INFLUENCE. By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous 5 years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statues*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statues*.

26. ANTI-HUMAN TRAFFICKING REQUIREMENTS. The successful Contractor must certify that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The successful Contractor agrees to execute an affidavit certifying the same in compliance with Section 787.06(13), *Florida Statutes*.

TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT
Request for Proposals – Landscape and Irrigation Maintenance Services

EVALUATION CRITERIA

Factor	Description	Points
1.	**Completeness of Proposal** Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and organized appropriately.	5
2.	**Experience** Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor. This may also include the quality of client references.	25
3.	**Qualifications of Key Personnel** Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.	25
4.	**Machinery, Equipment, and Manpower** Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.	20
5.	**Cost** Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer's Cost) X 25 = Total Cost Points *Note: a sum of five (5) years of pricing for current service areas will be considered for purposes of determining the lowest cost proposal.*	25
Total		100

Evaluation notes: Once proposals are received, the District's Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

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

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY FORM

NAME OF PROPOSER COMPANY: Duval Landscape Maintenance LLC.

NAME OF PERSON COMPLETING THIS BID: Jack Gillespie- Business Development Manager

EMAIL: jack@duvallandscape.com

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2026. All proposals shall be in accordance with the Project Manual.

I. Annual Contract Proposal Amount Year 1 and Sum of Five Years:

It is important to also submit the Excel spreadsheet provided as bid sheets as part of the project manual. There is one bid sheet for Tohoqua CDD. All pricing is submitted based on the Scope of Services included with the Project Manual.

Year 1 Total Tohoqua CDD	$ 525,000
Sum of Five Year Pricing Tohoqua CDD	$ 2,678,028
Annual Total Future Phase 8 A & B	$ 75,000

II. Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

✓ (1) authorized to do business in Florida, and
✓ (2) holds all required state and federal licenses, in good standing;
✓ (3) has at least five (5) years' experience with landscape maintenance projects; and

III. Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE
1	4/13/2026

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, John R. Gillespie III, and having taken an oath, affiant, based on personal knowledge, deposes and states:

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

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

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

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

5. By signing below, and by not filing a protest within seventy-two (72) hours after the initial advertisement of the Request for Proposals, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

[signature on following page]

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

Dated this ____ day of _____ 2026.

Proposer:_____
By:_____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ▢ physical presence or ▢ online notarization this ____ day of _____2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

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

PROPOSAL FORM

PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Duval Landscape Maintenance LLC.

Street Address 7011 Business Park Blvd. N. / Jacksonville, FL 32256

P. O. Box (if any) _____

City Jacksonville, FL State Florida Zip Code 32256

Telephone 904-900-1127 Fax no. 904-900-1127

1st Contact Name Rob Bullock Title Owner

2nd Contact Name Jack Gillespie Title BD Manager

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

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

In what State was the Proposer organized? Florida Date August 2009

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

If no, please explain _____

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

If no, please explain _____

- *What are the Proposer's current insurance limits? (Please attach a current certificate of insurance and review the enclosed form of contract for requested insurance limits for this project)*

General Liability	$ 5,000,000	
Automobile Liability	$ 2,000,000	(See Attched 2026 Certificate of Insurance)
Workers Compensation	$ 1,000,000	
Expiration Date	1/7/2027	

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

See Attched.

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

  Street Address 882 Jackson Ave. / Winter Park, FL 32789

  P. O. Box (if any) _____

  City Winter Park State FL Zip Code 32789

  Telephone _____ Fax no. _____

  1st Contact Name Jack Gillespie Title BD Manager

  2nd Contact Name Rob Bullock Title Owner

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

  1 Supervisors, who will be onsite 5 days per week;
  1 Technical personnel, who will be onsite 10 days per Month; and
  5 Laborers, who will be onsite 5 days per week.

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

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

  Name: Joshua Bouchier

  Position / Certifications: Irrigation & Agronomy Manager

  Duties / Responsibilities: Oversees Irrigation Division & developes treatment plans

  Percent of Time to Be Dedicated to This Project: 25 %

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

Project Name/Location: See attached.

Contact:_____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

_____

_____

_____

Dates Serviced: _____

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

	A	B	C	D	E
1	**Equipment**	**Qty**	**Ownership**	**Condition**	**Use on Project**
2	72" Zero-Turn Mowers	2	Owned	Good	Large turf areas
3	60" Zero-Turn Mower	2	Owned	Good	General mowing
4	48" Stand-On Mower	2	Owned	Good	Smaller turf / medians
5	String Trimmers	4	Owned	Good	Detail trimming
6	Stick Edgers	2	Owned	Good	Curbs and edges
7	Backpack Blowers	4	Owned	Good	Cleanup / hardscape blow-off
8	Hedge Trimmers	2	Owned	Good	Shrub trimming
9	Pole Saws / Hand Pruners	2 sets	Owned	Good	Detail pruning
10	Chain Saw	2	Owned	Good	Cleanup / light cutting
11	Pickup Trucks	2	Owned	Good	Crew transport / supervision
12	Landscape Trailers	2	Owned	Good	Equipment hauling
13	Spray Rig / Tank Sprayer	2	Owned	Good	Turf / ornamental treatments
14	Fertilizer Spreader	2	Owned	Good	Fertilizer applications
15	Irrigation Tools / Service Equipment	As Needed	Owned	Good	Irrigation inspections and repairs
16	Debris / Cleanup Tools	As Needed	Owned	Good	General landscape cleanup

OFFICERS

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

Company Name Duval Landscape Maintenance LLC. Date 4/26/2027

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

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Rob Bullock	President/Owner	Oversees all company operations, strategic planning, client relations, and executive decision-making.	Jacksonville, FL
Edwin Cintron	CFO	Manages financial planning, budgeting, accounting, and compliance with fiscal policies.	Jacksonville, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

Company Name Duval Landscape Maintenance LLC. Date: 4/26/2026

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

INDIVIDUAL'S NAME	PRESENT TITLE	DESCRIPTION OF DIRECT JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Michael Wooldridge	Regional Operations Manager	Contract oversight, field inspections, client relations, leadership of the field team	6	15
Paul Villavicencio	Branch Manager	Directs daily operations and coordinated service, conducts field inspections, and client communication,	3	10
Josh Feagin	Construction Manager	Onsite full-time supervision, daily quality control, crew management, Board/ management reporting	5	12
Joshua Boucher	Regional Irrigation Manager	Directs irrigation inspections, horticulture programs, seasonal rotations, fertilization scheduling	10	18
Michael Wunder	Irrigation Manager	Conducts weekly/monthly inspections, irrigation system troubleshooting, controller management, drought response	5	5
Alfredo Romero	Account Manager	Oversees daily operations of assigned landscape projects.	6	12
Jack Gillespie	BD Manager	Leads contracts, proposals, budgets, Board communications and supports field perations & planning.	5	5
Jessica Horn	Accounting Manager	Oversees billing, invoicing and contract services	10	15
Starlit Kennedy	Human Resources	Leads HR operations including recruiting, onboarding, employee relations, benefits administration, and compliance.	4	7

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

Company Name Duval Landscape Maintenance LLC. Date 7/16/2025

QUANTITY	DESCRIPTION	CAPACITY	NO. LOCATED IN	
			FLORIDA	OTHER
15	F-150		Yes/Orlando	
10	F-250		Yes/Orlando	
5	F-450		Yes/Orlando	
5	F-550		Yes/Orlando	
2	Bobcat - Skid Steer		Yes/Orlando	
2	Bobcat - Mini Skid		Yes/Orlando	
1	Trencher		Yes/Orlando	
5	Toro 72' Riding Mower		Yes/Orlando	
15	Toro 60' Grand Stand		Yes/Orlando	
13	Toro 52' Grand Stand		Yes/Orlando	

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*

  Yes ___ No ___ If yes, please provide the following information for each project (attach additional sheets if necessary):

  Project Name/Location: Sweetwater CDD / Jacksonville, FL
  Dates Serviced: 2021 – Present
  Contact: Jerry Lambert
  Contact Phone: (248) 807-2763
  Contact Email- jlambert@rmsnf.com
  Scope of Services:
  Mowing, edging, fertilization, pest control, weed control, thatch removal, irrigation inspections and repairs, seasonal flower rotations, storm preparation.

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

  2025 = $22,700.00

  2024 = $20,600.00

  2023 = $21,900.00

- *Please provide the following information for at least 3 References. Attach additional sheets if necessary.*

  Project #1 Name/Location: See attacahed.

  Contact:_____ Contact Phone: _____

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

  _____

  _____

  _____

  _____

  Is this a current contract? Yes ___ No ___

Contact: Brian Baker- General Manager – Flagler Center
Contact Phone: 904-686-4844
Project Type/Description: Commercial Landscape and Irrigation Maintenance, including roadways, pond banks, stormwater areas, and amenity centers.
Dollar Amount of Contract: $500,000 Annually
Scope of Services for Project: Full-service landscape maintenance contract including mowing, fertilization, pest control, shrub and tree trimming, weed control, seasonal color installation, irrigation system inspections, controller programming, repairs, and storm season preparation across all CDD-owned property.

Project Name/Location: Trilogy/Cascades HOA / Groveland, FL
Contact: Cheryl Bell (Property Manager – KW Property Management)
Contact Phone: (352) 432-5034
Email: cbell@kwpmc.com
Project Type/Description: HOA Landscape and Irrigation Maintenance with CDD-maintained common areas under HOA management.
Dollar Amount of Contract: $1.7 Million Annually
Scope of Services for Project: Full landscape service contract including mowing, fertilization, pest control, shrub trimming, mulch installation, tree trimming, irrigation management, and enhancement services for the entire common area and 1,145 single-family homes.

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

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

  _____

  What is the Proposer's current worker compensation rating? 1

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

  If yes, please describe each incident _____

  _____

- *Is the Proposer or any of its affiliates presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ *No* x *If yes, please provide:*

The names of the entities N/A

The state(s) where barred or suspended N/A

The period(s) of debarment or suspension N.A

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

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

  N/A

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

  N/A

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

  Identify the Case # and Tribunal: N/A

  Describe the Nature of the Action: N/A

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

N/A

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

PROPOSAL FORM

PART IV – PRICING BID SHEETS AND EMERGENCY CLEAN UP SERVICES COSTS

Please submit the Excel spreadsheet provided as bid sheets and part of the project manual. All yellow cells should be filled in. Proposer is responsible to check formulas, math and typos before submittal. Five years of pricing are required. Here is a depiction of the bid sheets – these depictions do not need to be filled in but completed bid sheet (one print copy of bid sheet and electronic format) are required as part of the submittal. Pricing is in accordance with the Scope of Services included in the Project Manual. Please complete the proposed costs for Emergency Clean Up services to be included with the submittal.

Proposer: Duval Landscape Maintenance LLC. **Property: Tohoqua CDD**

	2026 OCT	2026 NOV	2026 DEC	2027 JAN	2027 FEB	2027 MAR	2026 APR	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2027 SEP	TOTAL	Future Service Area 8 A&B
GENERAL SERVICES (Schedule A)	34,708	34,708	34,708	34,708	34,708	34,708	34,708	34,708	34,708	34,708	34,708	34,708	$416,500	55000
TURF CARE (Schedule B)	3,375	0	0	0	3,375	0	3,375	0	3,375	0	0	0	$13,500	6000
TREE / SHRUB CARE (Schedule C)	390	390	390	390	390	390	390	390	390	390	390	390	$4,680	2500
BEDDING PLANTS (Schedule D)	0	0	0	0	0	0	0	0	0	0	0	0	$0	
BED DRESSING (Schedule D) *1,460 Yards of Bed Dressing*	0	0	0	0	25,000	25,000	0	0	0	0	0	0	$50,000	6000
PALM TRIMMING (Schedule D) *235 Sabal (4C Amenity Center) 12 Sabal, 1 Foxtail, 3 Ribbon*	0	0	0	0	0	5,287	0	0	0	5,287	0	0	$10,574	1500
IRRIGATION MAINT. (Schedule E) *287 Number of Zones*	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	$27,000	4000
Totals	$40,723	$37,348	$37,348	$37,348	$65,723	$67,635	$40,723	$37,348	$40,723	$42,635	$37,348	$37,348	Annual Tot $522,254	$ 75,000.00

Period	Year	Annual Total
October 2026 to September 2027	Year 1	$ 522,254.00
October 2027 to September 2028	Year 2	$ 530,250.00
October 2028 to September 2029	Year 3	$ 535,552.50
October 2029 to September 2030	Year 4	$ 540,908.03
October 2030 to September 2031	Year 5	$ 546,317.11
Sum of Five Year Pricing		$ 2,675,281.64
Future Service Area 8 A & B Annual Total		$ 75,000.00

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Crew Laborer	$ 45.00	per Hour
Crew Foreman	$ 65.00	per Hour
Supervisor/Technical Manager	$ 85.00	per Hour

B. Debris removal equipment unit costs:

Truck/Trailer	$ 85.00	per Hour
Skid Steer/Loader	$ 125.00	per Hour
Dunp Trailer Eqquipement Package	$ 45.00	per Hour

C. Other emergency/disaster related unit costs:

Emergency Crew/Mobilization	$ 95.00	per Hour
Debris Loading/Disposal Coordination	$ 75.00	per Hour
Traffic Control/Safety Setup	$ 55.00	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster without separate authorization. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

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

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

1. This sworn statement is submitted to Tohoqua Development District.

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

3. Proposer's business address is 7011 Business Park Blvd. N. / Jacksonville, FL 32256

4. Proposer's Federal Employer Identification Number (FEIN) is FEIN 27 0877531

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

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

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

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

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

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

person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

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

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

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

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

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

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

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

Dated this _____ day of _____ 2026.

Proposer:_____
By:_____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

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

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), *FLORIDA STATUTES*, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

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

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

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

3. Proposer's business address is 7011 Business Park Blvd. N. / Jacksonville, FL 32256

4. Proposer's Federal Employer Identification Number (FEIN) is FEIN 27 0877531

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

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

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

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

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

Dated this _____ day of _____ 2026.

Proposer:_____

By:_____

Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

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

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, John Gillespie, as BD Manager, on behalf of Duval Landscape Maintenance LLC. _____, (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;

   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

   (e) Causing or threatening to cause financial harm to any person;

   (f) Enticing or luring any person by fraud or deceit; or

   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

By: _____

Name: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____

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

(Notary Seal) _____
Notary Public

SAMPLE LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this ___day of _____ 2026, by and between:

_____ **COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"), and

_____, INC., a Florida Corporation, whose mailing and principal address is _____("**Contractor**").

RECITALS

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

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

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

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

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

2. CONTRACTOR OBLIGATIONS.

A. ***Scope of Services***. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** ("**Work**"), for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B** ("**Landscape Maintenance Area**"), both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as **Exhibit C** ("**Fee Summary**") and incorporated herein by this reference. Should any work and/or services be required which

are not specified in this Agreement or any amendments, addenda, or change orders but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement. In the event of any conflict between the terns in this Agreement and the terms in any of the exhibits attached hereto, the terms in this Agreement shall control.

B. ***Acceptance of Site***. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. ***Manner of Contractor's Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner acceptable to the District and shall be in accordance with all applicable standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. The Contractor warrants that the Work shall be free from any defects in workmanship and Contractor agrees to a warranty for a period of one year from completion of any portion of the Work to repair any deficiencies, fixes or touch-ups needed.

D. ***Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

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

F. ***Protection of Property.*** Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. ***District Representative; Reporting***. The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager or his or her designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. ***Deficiencies***. Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars ($100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. ***Compliance with Laws***. The Contractor shall keep, observe, and perform

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

J. ***Safety***. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

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

L. ***Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. ***Subcontractors.*** Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

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

3. COMPENSATION; TERM.

A. ***Term***. The term of this Agreement shall be from October 1, 2026 to September 30, 2027 ("**Year 1**"), unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement will automatically renew in additional, one (1) year terms, for up to four (4) additional annual renewals, unless terminated earlier in accordance with the terms of this Agreement.

B. ***Compensation***. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit X**. Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as **Exhibit X.**

C. ***Additional Work.*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit X**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit X**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. ***Payments by the District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. ***Payments by Contractor***. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the

form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. INSURANCE.

A. ***Insurance Required***. Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. ***Types of Insurance Coverage Required***. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of

the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than $2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than $2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least $1,000,000 per occurrence and $1,000,000 on aggregate.

C. ***Additional Insured***. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the

Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. ***Default and Protection Against Third-party Interference.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief,

and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

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

C. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators and successors of the parties to this Agreement, except as expressly limited in this Agreement.

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

E. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. ***Attorneys' Fees.*** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. ***Agreement.*** This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

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

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

J. ***Notices.*** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. If to the District: Community Development District

c/o Governmental Management Services – Central Florida, LLC

219 East Livingston Street
Orlando, Florida 32801

Attn.: District Manager,

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave, Ste. 1400

Orlando, Florida 32801

Attn.: District Counsel, Jan A. Carpenter, Esq.

B. If to Contractor:

_____
_____

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

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

L. ***Controlling Law; Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Osceola County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT XXXXXX@GMSCFL.COM, (407) 841-5524, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

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

O. ***Arm's Length Transaction.*** This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and

selected the language, and any doubtful language will not be interpreted or construed against any party.

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

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

E-Verify.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statues*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095*, Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

R. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

S. *Compliance with section 20.055, Florida Statutes*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes.*

[*Remainder of this page intentionally left blank*]

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

ATTEST:

_____ COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Secretary

☐ Assistant Secretary

_____

By:_____

☐ Chairperson

☐ Vice Chairperson

WITNESS:

SERVICE PROVIDER, INC.

_____

By: _____

Its: _____

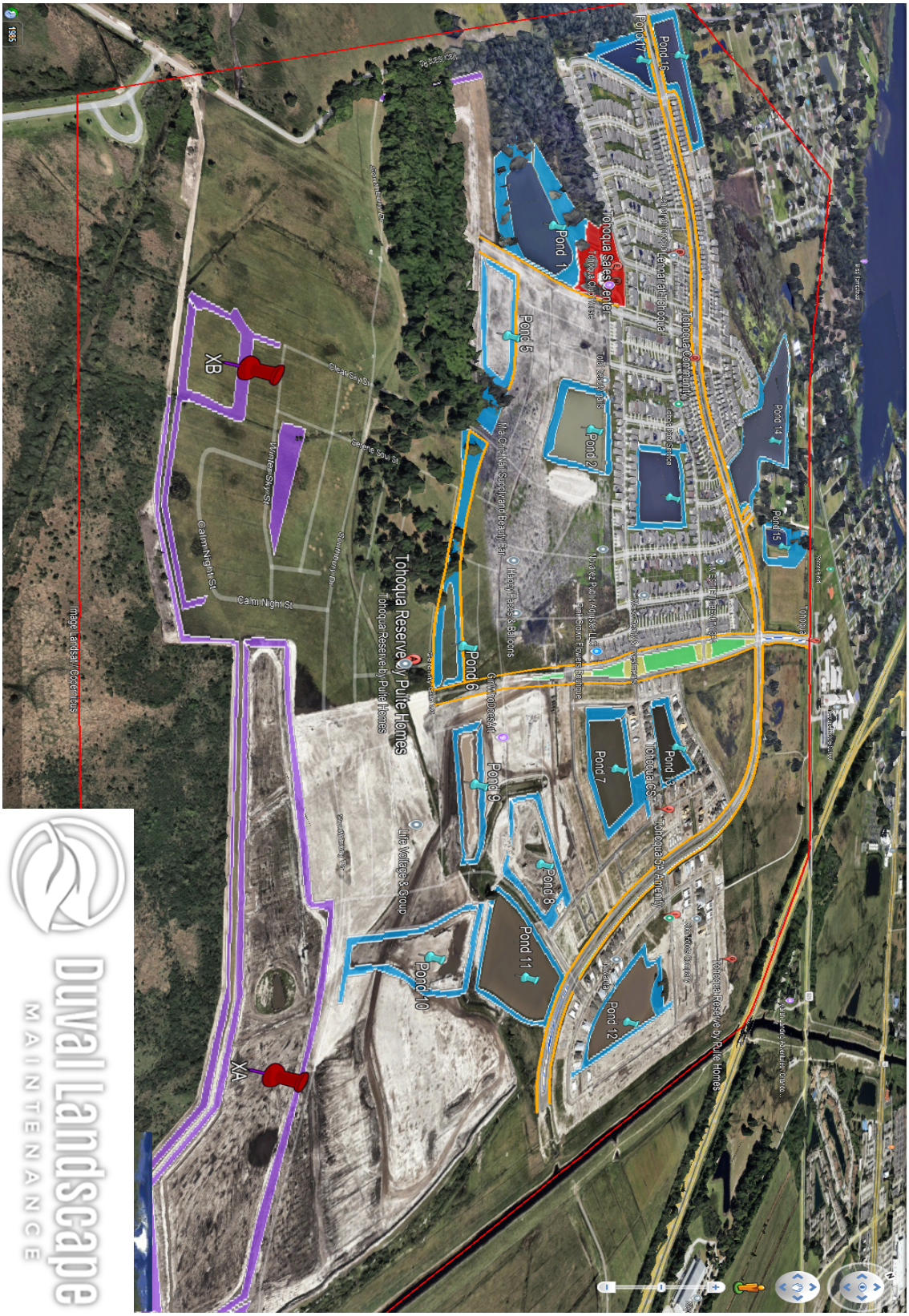
_____

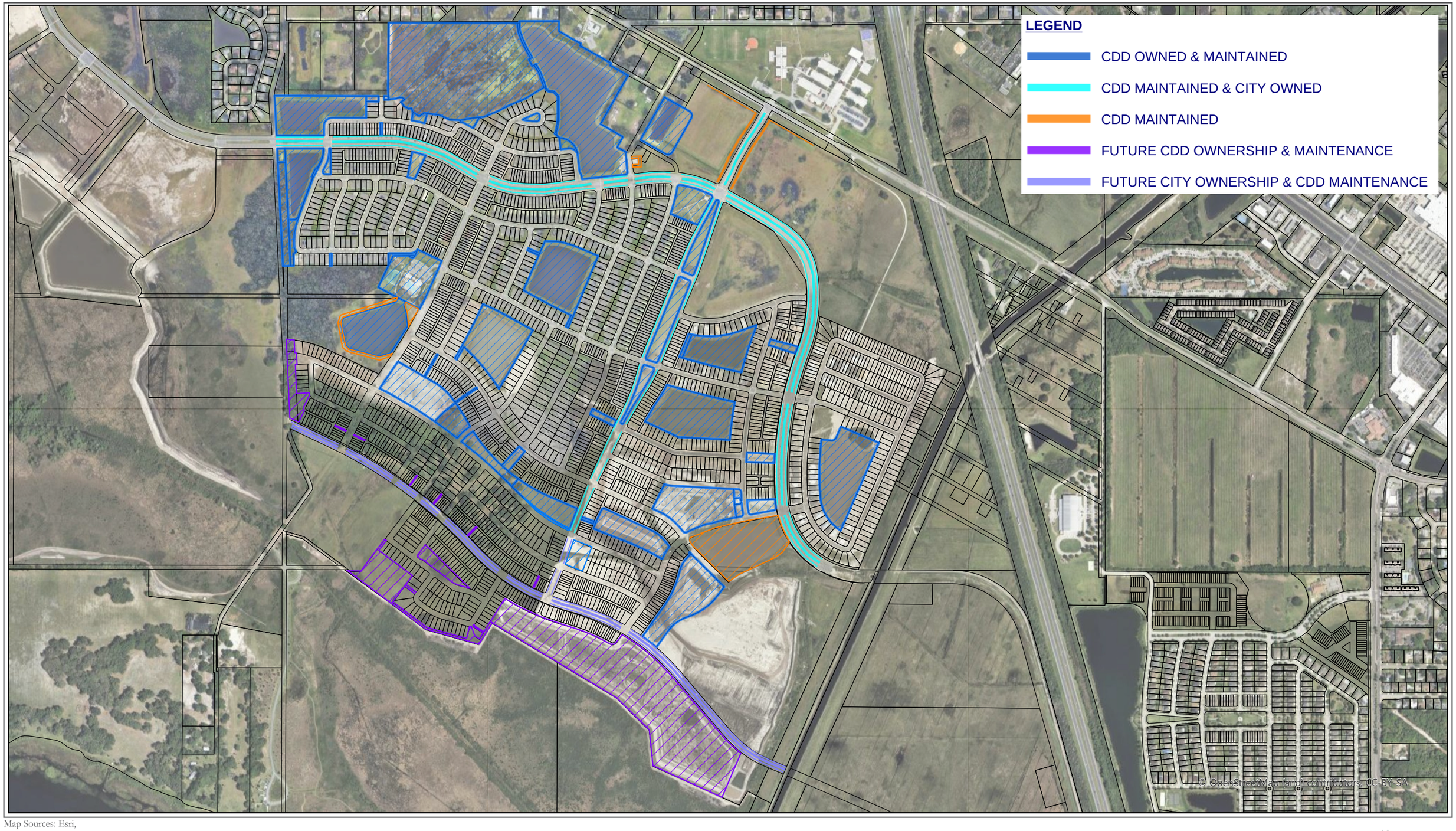
By:_____

Its: _____

Exhibit X: Form of Work Authorization (not included with this sample agreement)
Exhibit X: Scope of Services
Exhibit X: Landscape Maintenance Map

EXHIBIT – TOHOQUA MAPS OF SERVICE AREAS
TOHOQUA LANDSCAPE MAINTENANCE
additional maps provided separately for download





Map Sources: Esri,

CDD Map

Tohoqua CDD

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0 125 250 500 750 1,000 FEET

3/2/2026
P & B Job No.: 17-188

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

Duval Landscape Maintenance LLC.

Document Path: R:\Users\SKS\CURRENT TASKS\DEVELOPMENT ASSET MANAGEMENT\GIS\SKS Master Map.aprx

SECTION b.

floralawn

COMPREHENSIVE LANDSCAPING SIMPLIFIED

TOHOQUA CDD

April, 2026

Z
SPRAY

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ABOUT US

DESIGN. MAINTAIN. ENHANCE.

At Floralawn, we bring together the expertise of irrigation specialists, horticultural maintenance professionals, and landscape designers to provide an integrated approach to outdoor care. By offering all these services under one roof, we streamline the process for our clients, ensuring seamless communication, efficient project management, and consistent quality across every aspect of your landscape.

MAINTENANCE

Our lawn maintenance division specializes in providing comprehensive maintenance solutions designed for residential communities, homeowners' associations, and shared outdoor spaces. We understand the importance of creating a welcoming, well-maintained environment that reflects the pride and values of the community.

FERTILIZATION

Using the latest techniques and high-quality products, we tailor our approach to the unique needs of each property, considering factors such as soil composition and seasonal requirements. Our team's expertise ensures balanced nutrition for healthy, sustainable landscapes that thrive year-round.

OUR DIFFERENCES

IRRIGATION

Our certified Irrigation professionals specialize in troubleshooting, retrofitting outdated systems, and ensuring compliance with water conservation regulations. Whether maintaining existing systems or implementing new designs, we prioritize efficiency, reliability, and long-term savings for our clients. With a high level of expertise and a commitment to innovation, our irrigation team helps property owners and managers achieve healthier landscapes while conserving valuable resources.

COMMUNICATION

Whether it's through regular updates, meetings, or responsive feedback, we ensure that board members and community members have the information they need to make well-informed choices. Our team is always available to address concerns, offer solutions, and collaborate on initiatives, ensuring that every voice is heard.

MORE THAN A VENDOR—WE'RE A TRUSTED COMMUNITY PARTNER.

We take pride in being more than just a service provider—we actively engage with communities to support local events and fundraising efforts. Whether it's sponsoring neighborhood gatherings, providing landscaping for community events, or partnering on initiatives that benefit local causes, we're committed to contributing to the vibrancy of the communities we serve.

FLORALAWN UNIVERSITY

FloraLawn University is designed to provide consistent, recurring training that ensures our team remains highly skilled and adaptable. This program isn't a one-time event; it's an ongoing process that allows our employees to stay updated on the latest techniques, tools, and industry advancements.

Through regular hands-on sessions, team members continually refine their skills in landscaping, irrigation, fertilization, and customer care. To ensure the training is effectively implemented in the field, we conduct internal follow-ups and evaluations, holding our team accountable for maintaining the highest standards.

This ongoing approach ensures consistent service quality across all aspects of our work, creating a foundation of excellence that clients can rely on. By fostering a culture of continuous learning and improvement, we empower our team to not only meet but consistently exceed client expectations. Our commitment to growth and accountability drives us to deliver exceptional results, reinforcing our dedication to excellence in every service we provide

"HOLDING OUR TEAM ACCOUNTABLE. MAINTAINING THE HIGHEST STANDARDS."

MAINTENANCE DEPARTMENT

Our in-house maintenance crew is equipped with the latest, state-of-the-art tools and machinery to deliver top-tier service. From precision mowing to detailed trimming and expert pruning, our team brings unmatched skill and attention to detail to every project.

With years of experience and a vast knowledge of industry best practices, our crew understands the intricacies of maintaining a healthy, beautiful landscape. Whether it's ensuring the perfect cut, shaping plants to enhance their beauty, or preserving the health of your greenery, our team consistently exceeds expectations with their expertise and commitment to excellence.

By combining the latest equipment with unparalleled knowledge, we ensure your landscape is always in the best hands, providing results that set us apart as industry leaders.

YOUR PROPERTY.
OUR PRIORITY.
EVERYTIME.

CORE SERVICES

MOWING & TURF CARE

- Precision lawn mowing
- Edging along sidewalks and driveways
- String trimming for hard-to-reach areas
- Blowing off debris for a clean finish
- Sod installation and repair

TREE & SHRUB CARE

- Tree trimming and pruning
- Shrub and hedge maintenance
- Removal of dead or hazardous branches
- Shaping for aesthetics and healthy growth
- Seasonal trimming for optimal plant health

SEASONAL & STORM CLEANUPS

- Leaf and debris removal
- Post-storm cleanup and fallen branch removal
- Seasonal flower bed cleanouts
- Mulching and ground cover refresh

LANDSCAPE ENHANCEMENTS

- Mulch and rock installation
- Seasonal flower planting
- Lawn renovation and regrading

FERTILIZATION DEPARTMENT

GREENER.
HEALTHIER.
HAPPIER.

Our fertilization department is the best in the business, delivering unmatched service with an in-house team of experts. We provide precise, high-quality care for every landscape.

By keeping our services in-house, we maintain complete control over quality, consistency, and responsiveness. Our team takes a scientific approach, utilizing water and soil samples to develop tailored solutions that meet the specific needs of your community. This ensures optimal plant health, effective pest management, and superior landscape care.

This combination of in-house expertise, certified specialists, and customized strategies allows us to provide industry-leading results, setting us apart as the trusted partner for exceptional landscape management.

OUR EXPERTISE

TAILORED FERTILIZATION PROGRAMS

- Nutrient plans for each property
- Seasonal fertilization schedules
- Organic and synthetic fertilizer options
- Soil enrichment and health optimization
- Slow-release and liquid application methods

SOIL & TURF HEALTH MANAGEMENT

- Soil testing and analysis
- pH balancing and soil amendments
- Core aeration to improve nutrient absorption
- Overseeding for thicker, healthier turf
- Compost topdressing for natural enrichment

TREE & SHRUB FERTILIZATION

- Deep root fertilization for trees and shrubs
- Micronutrient applications for plant health
- Seasonal feeding for optimal growth
- Protection against disease and environmental stress

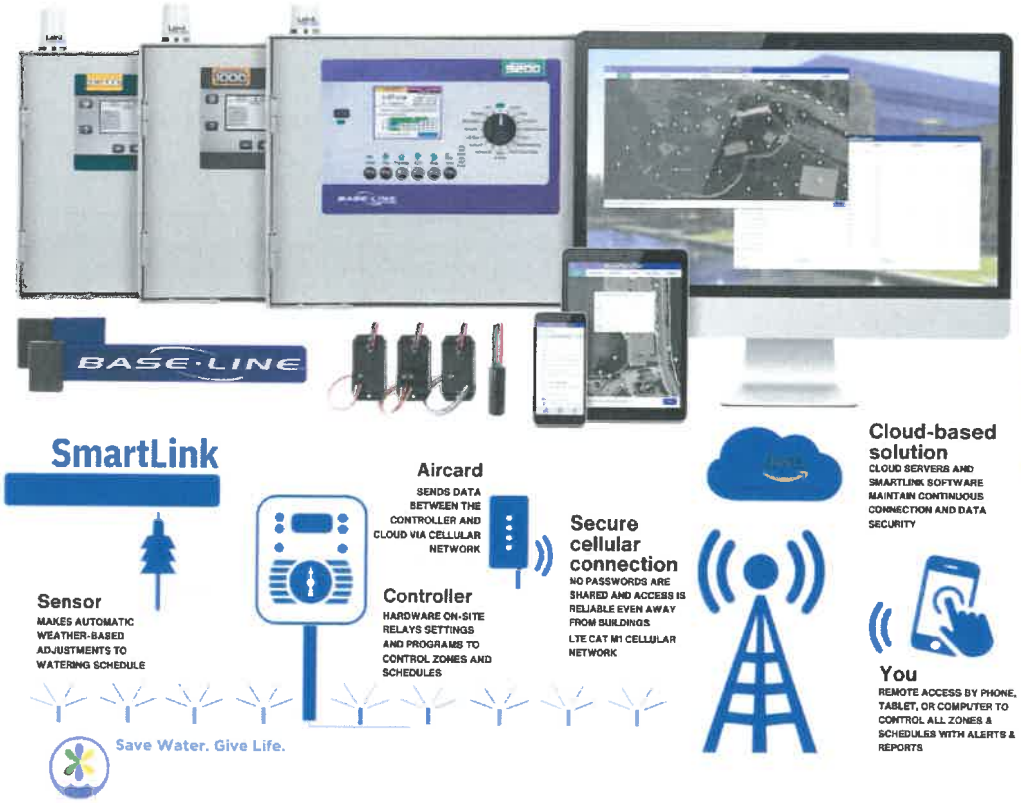
WEED CONTROL & PREVENTION

- Pre-emergent herbicide applications
- Post-emergent weed treatments
- Targeted solutions for broadleaf and grassy weeds
- Organic and eco-friendly weed management options
- Integrated weed control with fertilization plans

PEST & DISEASE MANAGEMENT

- Lawn pest identification and treatment
- Fungicide applications for disease prevention
- Grub and insect control treatments
- Nematode suppression for root protection
- Preventative and curative treatment plans

IRRIGATION DEPARTMENT



SMART. WATERING. SOLUTIONS.

Our in-house irrigation team is a recognized leader in the industry, known for its expertise, precision, and commitment to excellence. As a preferred vendor and installer for Baseline systems and Weathermatic Smart Link. We offer advanced, water-efficient irrigation solutions that are tailored to the specific needs of each property.

By managing all irrigation services internally, we maintain complete control over every step—design, installation, and maintenance—ensuring the highest quality results. Our deep knowledge of the irrigation industry enables us to provide efficient, sustainable solutions that maximize water conservation and promote healthy, thriving landscapes.

With our combination of advanced technology, skilled professionals, and attention to detail, we're the trusted choice for reliable irrigation solutions that provide long-term benefits.

PROFESSIONAL SOLUTIONS

HAVE AN OUTDATED IRRGATION SYSTEM?

We modernize outdated irrigation systems with advanced solutions, improving water efficiency, performance, and reliability. Our updates reduce waste, lower costs, and support healthier landscapes. Trust FloraLawn for smarter, sustainable irrigation.

PUMP, WATER SYSTEMS, & ACCESSORIES

Jet pumps, centrifugal pumps, submersible pumps, motors, control boxes, VFD instillation and programming

FILTERS, VALVES, & BACK FLOW PREVENTION

Check valves, foot valves, dual check valves, brass gate valves, brass ball valves, filtration systems, pressure vacuum breakers, filters, chemical feed pumps

IRRIGATION SYSTEM, PARTS, & ACCESSORIES

All irrigation products from every major manufacturer

PIPE, FITTINGS, LANDSCAPE ACCESSORIES

Pipe & fittings, poly tubing, water features, fountains

CULVERT, YARD DRAINAGE SYSTEMS

All sizes of culverts, drainage pipe & accessories

TANKS, POLYETHYLENE, BULK, STORAGE

Vertical, cone bottom, free standing

WELLS

Residential, commercial, agricultural, & industrial

GENERAL HOUSEHOLD PEST

At FloraLawn, we offer comprehensive household pest control services designed to protect your home from a variety of common pests, including ants, spiders, rodents, and termites. Our team is trained to identify potential problem areas and apply safe, effective treatments to eliminate pests while preventing future infestations.

Using eco-friendly products and cutting-edge techniques, we ensure that your home remains a safe, pest-free environment for you and your family. Whether it's a one-time treatment or ongoing maintenance, our tailored pest control plans are designed to meet the specific needs of your home and provide long-lasting results.

Trust FloraLawn to handle your pest problems with professionalism, care, and an unwavering commitment to your home's well-being.

TREE MAINTENANCE

At FloraLawn, our in-house tree maintenance division is dedicated to maintaining the health, safety, and beauty of your trees. Our experienced arborists use the latest tools and techniques to provide precise trimming and pruning that promotes healthy growth and enhances the overall aesthetics of your landscape.

We handle everything from shaping trees for aesthetic appeal to removing dead or dangerous branches that could pose a hazard to your property. Our team understands the unique needs of various tree species and customizes each service to ensure long-term tree health and safety.

By keeping tree trimming in-house, we ensure consistency, high-quality results, and attention to detail, making FloraLawn the trusted choice for all your tree care needs.

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE / GROUNDS MAINTENANCE SERVICES

REQUEST FOR PROPOSALS NO.

PROJECT MANUAL
ISSUE DATE March 13, 2026

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PUBLIC NOTICE

REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
Osceola County, Florida

Notice is hereby given that the Tohoqua Community Development District ("**District**") will accept proposals from qualified firms ("**Proposers**") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available beginning **March 13, 2026, at 9:00 AM (ET)**. The Project Manual is available by emailing Brittany Brookes, Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, at bbrookes@gmscfl.com.

Proposal Requirements. In order to submit a proposal, each Proposer must: (1) be authorized to do business in Florida; (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. Copies of the Project Manual will not be available at that meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have requested a copy of the Proposal Manual via email.

Submission of Proposals. Firms desiring to provide services for this project must submit proposals no later than **April 27, 2026, at 11:00 AM (ET)** at Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: Brittany Brookes. The proposals will be publicly opened at that time and place. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Protests. Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the first advertisement of the Request for Proposals. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager at 219 E. Livingston St., Orlando, FL 32801.

Evaluation of Proposals. The Board is expected to evaluate the proposals at a public meeting on **May 6, 2026 at 9:00 AM (ET)**, at 1830 Fulfillment Drive, Kissimmee, Florida 34744. Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed **in writing by e-mail only** to Brittany Brookes at bbrookes@gmscfl.com no later than **April 15, 2026, at 5:00 PM (ET).**

NOTICE OF MEETINGS

Unless certain circumstances exist where a public opening is unwarranted, all proposals will be publicly opened at a special meeting of the District to be held at **11:00 AM (ET), April 27, 2026, at the offices of Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801**. Proposer names and total pricing will be announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time. The Board is expected to evaluate the proposals at a public meeting on **May 6, 2026, at 9:00 AM (ET), at 1830 Fulfillment Drive, Kissimmee, Florida 34744** A copy of the agenda for either meeting can be obtained from the District Office at 219 E. Livingston St., Orlando, FL 32801 or by phone at (407) 841-5524.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above locations will be present a speaker telephone so that any Board Supervisor or staff member can attend the meetings and be fully informed of the discussions taking place either in person or by telephone communication. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations to participate in the meetings is asked to advise the District Office at (407) 841-5524, at least 48 hours before either meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Tohoqua Community Development District
George Flint District Manager

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services
Osceola County, Florida

INSTRUCTIONS TO PROPOSERS

DATE	EVENT
March 13, 2026	RFP Notice is issued; RFP package available for download.
March 13 to April 27, 2026	Site inspections available. *Please contact Alan Scheerer, Field Manager at 407-841-5524 or Ascheerer@gmscfl.com to schedule a time to visit the site. No verbal interpretations or answers will be given at site visits.*
April 15, 2026 at 5:00 PM (ET)	Deadline for questions (in writing only).
April 27, 2026 at 11:00 AM (ET)	Proposal submittal deadline; bid opening.
May 6, 2026 at 9:00 AM	Board meeting for evaluation of proposals

1. **DUE DATE.** Sealed proposals ("**Proposals**") must be received from interested parties ("**Proposer**") no later than **April 27, 2026, at 11:00 AM (ET)** at **Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: District Manager**. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. **SUBMISSION OF PROPOSAL.** Submit one (1) original hard copy & one (1) digital PDF copy (flash drive or disc required – no email submissions accepted), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. Proposals may be mailed or hand-delivered, but the Proposer is solely responsible for ensuring that the Proposal is received by the applicable deadline. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Tohoqua Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

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

4. **FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other

conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof.

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

5. **PROJECT MANUAL.** The "Project Manual" and any addenda thereto, will be available by request from Brittany Brookes at bbrookes@gmscfl.com.

6. **QUALIFICATIONS OF PROPOSER; MANDATORY AND PERMISSIVE REQUIREMENTS.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. The following are mandatory minimum qualifications. All other requirements will be considered in the evaluation process and may affect scoring or responsiveness. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

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

8. **INTERPRETATIONS AND ADDENDA.** All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Brittany Brookes at bbrookes@gmscfl.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after **April 15, 2026, at 5:00 PM (ET)** will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

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

10. **PROPOSAL FORMS AND BID SHEETS.** All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. **Bid Sheets:** Proposer shall complete an Excel spreadsheet provided with the Project Manual to indicate five years of pricing based on the Scope of Services. Please use the Excel spreadsheet provided as Bid Sheets. All yellow cells on both bid sheets should be completed. Bidder is responsible to check formulas, typos, and all numbers before submittal. Five years of pricing is required. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal.

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

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

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

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

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

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

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

G. Bid sheet which is a completed proposal pricing in Excel format based on the Scope of Services. Pricing should be for five years of service. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal.

H. Copy of current certificate of insurance.

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

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

14. PRICING. Proposers shall submit their price information on the supplied Excel bid sheets with all yellow spaces completed. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their five year pricing shall not increase but remain consistent with the submitted pricing proposal throughout the term of the contract agreement unless a written submittal for a price increase provided by the contracted service provider is submitted to the Board of Supervisors for consideration at a duly noticed public meeting.

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

16. CONTRACT AWARD. The contract awarded pursuant to this RFP is anticipated to commence on **October 1, 2026**, with an initial term of one (1) year and up to four (4) optional annual renewals, for a total contract term of five (5) years. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any

and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

17. INDEMNIFICATION; LIMITATION OF LIABILITY. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

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

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

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

20. BLACK-OUT PERIOD/CONE OF SILENCE. The black-out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

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

singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

22. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

23. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the initial advertisement; and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Tohoqua Community Development District, c/o: Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, ATTN: George Flint, District Manager.** A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 1% of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of Twenty Thousand Dollars ($20,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

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

a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

25. FOREIGN INFLUENCE. By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous 5 years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statues*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statues*.

26. ANTI-HUMAN TRAFFICKING REQUIREMENTS. The successful Contractor must certify that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The successful Contractor agrees to execute an affidavit certifying the same in compliance with Section 787.06(13), *Florida Statutes*.

TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT
Request for Proposals – Landscape and Irrigation Maintenance Services

EVALUATION CRITERIA

Factor	Description	Points
1.	**Completeness of Proposal** Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and organized appropriately.	5
2.	**Experience** Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor. This may also include the quality of client references.	25
3.	**Qualifications of Key Personnel** Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.	25
4.	**Machinery, Equipment, and Manpower** Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.	20
5.	**Cost** Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer's Cost) X 25 = Total Cost Points *Note: a sum of five (5) years of pricing for current service areas will be considered for purposes of determining the lowest cost proposal.*	25
Total		100

Evaluation notes: Once proposals are received, the District's Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

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

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY FORM

NAME OF PROPOSER COMPANY: Floralawn Inc.

NAME OF PERSON COMPLETING THIS BID: Jake Salvador

EMAIL: jake.salvador@floralawn.com

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2026. All proposals shall be in accordance with the Project Manual.

I. Annual Contract Proposal Amount Year 1 and Sum of Five Years:

It is important to also submit the Excel spreadsheet provided as bid sheets as part of the project manual. There is one bid sheet for Tohoqua CDD. All pricing is submitted based on the Scope of Services included with the Project Manual.

Year 1 Total Tohoqua CDD	$368,721.96
Sum of Five Year Pricing Tohoqua CDD	$1,957,594.96
Annual Total Future Phase 8 A & B	$78,423.64

II. Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

yes (1) authorized to do business in Florida, and
yes (2) holds all required state and federal licenses, in good standing;
yes (3) has at least five (5) years' experience with landscape maintenance projects; and

III. Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE
Addendum 01	4/13/2026

Tohoqua
Community Development District

Addendum #1

Tohoqua CDD RFP 2026-1

Landscape/ Grounds Maintenance Services

April 13, 2026

To: All Prospective Proposers:

The following changes, additions, clarifications, and deletions amend the Request for Proposals of the above captioned Project and shall become an integral part of the Submittal. Please note the contents herein and affix the same to the documents you have on hand. Indicate on the Acknowledgment of Receipt of Documents ad Proposal Signature Form that this Addendum has been received.

Questions/ Clarifications:

1. **Do the mulch, palms, and irrigation zones quantities listed in column A on the bid sheet include or exclude the quantities for Phase 8 A&B?**

Answer: Phase 8 A and B are excluded from the bid sheet.

2. **There are two different scopes in the RFP for zoysia fertilization. One scope starts on page 50 and in this it shows the Zoysia being fertilized 7 times a year. The fertilizer scope is on page 56. The other scope of work starts on page 67 and in this it shows the Zoysia being fertilized 4 times a year. The fertilizer scope is on page 71.**

Answer: The Zoysia should be fertilized 4 times a year.

3. **As for the irrigation, it says in the Qualifying Statements, section C " Repairs that become necessary and that are over and above the routine maintenance contract will be done on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary". What qualifies as routine maintenance and what is above that? Also, I didn't see Exhibit 3 - Extra Services Pricing Summary with irrigation pricing needed.**

Answer: Routine maintenance is described in Schedule E subsection B Specifications.Above maintenance is valve replacements, mainline repairs, head and rotor replacements etc. There is no exhibit 3 extra pricing summary and can be omitted from this bid

4. What is the current landscape maintenance contract price?

Answer: Current landscape contract is $531,516.00

Tohoqua Community Development District

Any Proposer wishing to protest any or all of the matters contained or addressed in this Addendum shall file a notice of protest with the District Manager in accordance with the Project Manual, to 219 East Livingston Street, Orlando, Florida 32801, Attn: George Flint, within seventy-two (72) hours after receipt of this Addendum. A formal written protest adequately detailing with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the notice of protest is filed. Failure to timely file a written notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to this Addendum.

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

Floralawn Inc.

SIGNATURE:

Jake Salvador

DATE: 04/22/2026

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Polk

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

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

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

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

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

5. By signing below, and by not filing a protest within seventy-two (72) hours after the initial advertisement of the Request for Proposals, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

[signature on following page]

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

Dated this 22nd day of April 2026.

Proposer: Floralawn Inc.
By: Jake Salvador
Title: Estimating Manager

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 22nd day of April 2026, by Jake Salvador of Floralawn Inc who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

MELISSA CAROLE JOHNSON
MY COMMISSION # HH 508637
EXPIRES: July 23, 2028

Melissa Carole Johnson
Notary Public, State of Florida
Print Name: Melissa Carole Johnson
Commission No.: HH 508637
My Commission Expires: July 23, 2028

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Floralawn Inc.

Street Address 734 S Combee Road

P. O. Box (if any) _____

City Lakeland State Florida Zip Code 33801

Telephone 863-668-0494 Fax no. 863-668-0495

1st Contact Name Bryan Boyett Title VP of Sales

2nd Contact Name Rachel Cason Title Buisness Developer

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

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

In what State was the Proposer organized? Florida Date 01/2000

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

If no, please explain _____

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

If no, please explain _____

- *What are the Proposer's current insurance limits? (Please attach a current certificate of insurance and review the enclosed form of contract for requested insurance limits for this project)*

General Liability	$ 1,000,000.00
Automobile Liability	$ 1,000,000.00
Workers Compensation	$ 1,000,000.00
Expiration Date	12/31/2026

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

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 734 S Combee Road

P. O. Box (if any) _____

City Lakeland State Florida Zip Code 33801

Telephone 863-668-0494 Fax no. 863-668-0495

1st Contact Name Bryan Boyett Title VP of Sales

2nd Contact Name Rachel Cason Title Buisness Developer

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

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

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

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

Name: Joe Spriggs

Position / Certifications: Certified Pest Control Operator

Duties / Responsibilities: Pest Control Manager

Percent of Time to Be Dedicated to This Project: 40 %

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

Project Name/Location: Westview South CDD

Contact: Nora Schuster Contact Phone: 407-467-6223

Project Type/Description: Maintenance, Fertilization, Irrigation, Pest Control

Duties / Responsibilities: Maintenance, Fertilization, Irrigation, Pest Control

Dollar Amount of Contract: 761,353.56

Proposer's Scope of Services for Project: Maintaining Common areas for 6 Neighborhoods 44 ponds and 2 extensive blvds

Dates Serviced: 2024-Current

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

OFFICERS

PROPOSER: Floralawn Inc. DATE: 04/22/2026

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Kevin Smith	VP of Operations	Managing Account Managers	Lakeland Florida
Rich Medlong	Vice President	Vice President of Company	Lakeland Florida
Cody Averitt	Irrigation Manager	Manages Irrigation Department	Lakeland Florida
Joe Spriggs	Pest Control Manager	Manages Pest Control Department	Lakeland Florida
Bryan Boyett	VP of Sales	Manages Buisness Developers	Winter Haven Florida
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Floralawn Inc. DATE: 4/22/2026

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Kevin Smith	VP of Operations	Manages Account Manager	Lakeland Florida	20	5	23
Cody Averitt	Irrigation Manager	Manages Irrigation Department	Lakeland Florida	20	3	13
Joe Spriggs	Pest Control Manager	Manages Pest Control Department	Lakeland Florida	20	6	15
Account Manager	Account Manager	Oversees Property	Lakeland Florida	50	5+	5+

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

PROPOSER: Floralawn Inc.

DATE: 4/22/2026

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
4	Current Model Zero Turn Mowers	3	Lakeland, Florida
5	Current Model String Trimmers	3	Lakeland, Florida
5	Current Model Hedge Trimmers	3	Lakeland, Florida
5	Current Model Backpack Blowers	3	Lakeland, Florida
2	Spray Trucks	3	Lakeland, Florida
2	Current Model Cab Over Trucks	3	Lakeland, Florida
1	Current Model F-150s	3	Lakeland, Florida

PROPOSAL FORM
PART III – EXPERIENCE

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

  Project Name/Location: Westview South CDD

  Contact: Nora Schuster Contact Phone: 407-467-6223

  Project Type/Description: Maintenance, Fertilization, Irrigation, Pest Control

  Dollar Amount of Contract: 761,353.56

  Scope of Services for Project: Maintaining Common areas for 6 Neighborhoods 44 ponds and 2 extensive blvds

  Dates Serviced: 2024-Current

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

  2025 =

  2024 =

  2023 =

- *Please provide the following information for at least 3 References. Attach additional sheets if necessary.*

  Project #1 Name/Location: Enclave at Festival

  Contact: Vanessa Stein Contact Phone: 863-866-0292

  Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Maintenance, Fertilization, Irrigation, Pest Control

  Is this a current contract? Yes X No ___

Project #2 Name/Location: Heritage Hills HOA

Contact: Tim Ward Contact Phone: tward392@gmail.com

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Maintenance, Fertilization, Irrigation, Pest Control

Is this a current contract? Yes X No ___

Project #3 Name/Location: Champions Gate HOA

Contact: Nina Morales Contact Phone: 520-310-7350

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Maintenance, Fertilization, Irrigation, Pest Control

Is this a current contract? Yes X No ___

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

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

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

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

  If yes, please describe each incident _____

- *Is the Proposer or any of its affiliates presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ No X If yes, please provide:

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

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

_____

_____

_____

_____

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

_____

_____

_____

_____

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

_____

_____

_____

_____

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

Identify the Case # and Tribunal:_____

Describe the Nature of the Action:_____

_____

_____

_____

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

_____

_____

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

_____

_____

_____

_____

EXHIBIT 2 - FEE SUMMARY TOHOQUA CDD

Proposer: Floralawn Inc.

Property: Tohoqua CDD

	2026 OCT	2026 NOV	2026 DEC	2027 JAN	2027 FEB	2027 MAR	2026 APR	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2027 SEP	TOTAL	Future Service Area 8 A&B (Not included in Annual Total)
GENERAL SERVICES (Schedule A)	16,406.67	16,406.67	16,406.67	16,406.67	16,406.67	16,406.67	16,406.67	16,406.67	16,406.67	16,406.67	16,406.67	16,406.67	$196,880.04	51520
TURF CARE (Schedule B)	2,122.33	2,122.33	2,122.33	2,122.33	2,122.33	2,122.33	2,122.33	2,122.33	2,122.33	2,122.33	2,122.33	2,122.33	$25,467.96	5679.72
TREE / SHRUB CARE (Schedule C)	478.24	478.24	478.24	478.24	478.24	478.24	478.24	478.24	478.24	478.24	478.24	478.24	$5,738.88	1477.92
BEDDING PLANTS (Schedule D)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$0.00	0
BED DRESSING (Schedule D) *1,460 Yards of Bed Dressing*	7,908.34	7,908.34	7,908.34	7,908.34	7,908.34	7,908.34	7,908.34	7,908.34	7,908.34	7,908.34	7,908.34	7,908.34	$94,900.08	10530
PALM TRIMMING (Schedule D) *235 Sabal (4C Amenity Center) 12 Sabal, 1 Foxtail, 3 Ribbon*	941.25	941.25	941.25	941.25	941.25	941.25	941.25	941.25	941.25	941.25	941.25	941.25	$11,295.00	0
IRRIGATION MAINT. (Schedule E) *287 Number of Zones*	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	2,870.00	$34,440.00	9216
Totals	**$30,726.83**	**$30,726.83**	**$30,726.83**	**$30,726.83**	**$30,726.83**	**$30,726.83**	**$30,726.83**	**$30,726.83**	**$30,726.83**	**$30,726.83**	**$30,726.83**	**$30,726.83**	**Annual Total $368,721.96**	$ 78,423.64

Period	Year	Annual Total
October 2026 to September 2027	Year 1	$ 368,721.96
October 2027 to September 2028	Year 2	$ 379,783.62
October 2028 to September 2029	Year 3	$ 391,177.13
October 2029 to September 2030	Year 4	$ 402,912.44
October 2030 to September 2031	Year 5	$ 414,999.81
Sum of Five Year Pricing		$ 1,957,594.96
Future Service Area 8 A & B Annual Total		$ 78,423.64

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

_____ $_____ per Hour

_____ $_____ per Hour

_____ $_____ per Hour

B. Debris removal equipment unit costs:

_____ $_____ per Hour

_____ $_____ per Hour

_____ $_____ per Hour

C. Other emergency/disaster related unit costs:

_____ $_____ per Hour

_____ $_____ per Hour

_____ $_____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster without separate authorization. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

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

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

1. This sworn statement is submitted to Tohoqua Development District.

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

3. Proposer's business address is 734 S Combee Road, Lakeland Florida 33801

   _____

4. Proposer's Federal Employer Identification Number (FEIN) is 59-3653246

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

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

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

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

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

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

person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

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

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

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

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

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

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

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

Dated this 22nd day of April 2026.

Proposer: Floralawn Inc.

By: Jake Salvador

Title: Estimating Manager

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 22nd day of April 2026, by Jake Salvador of Floralawn Inc, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Melissa Carole Johnson
Notary Public, State of Florida
Print Name: Melissa Carole Johnson
Commission No.: HH 508637
My Commission Expires: July 23, 2028

MELISSA CAROLE JOHNSON
MY COMMISSION # HH 508637
EXPIRES: July 23, 2028

4876-9932-0876.5

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Jake Salvador, as Estimating Manager, on behalf of Floralawn Inc. _____, (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;

   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

   (e) Causing or threatening to cause financial harm to any person;

   (f) Enticing or luring any person by fraud or deceit; or

   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

By: Floralawn

Name: Jake Salvador

Title: Estimating Manager

Date: 04/22/2026

STATE OF FLORIDA
COUNTY OF POLK

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Jake Salvador, as Est. Manager, of Floralawn Inc, who is ☐ personally known to me or ☐ who produced _____ as identification this 22nd day of April, 2026.

(Notary Seal)

Melissa Carol Johnson
Notary Public

MELISSA CAROL JOHNSON
MY COMMISSION # HH 508632
EXPIRES: May 23, 2028

4876-9932-0876.5

CERTIFICATIONS

DESIGN

- Landscape Design & Planning
- Tree and Shrub Placement for Aesthetic and Health
- Soil & Drainage Solutions
- Native Plant Design & Xeriscaping
- Landscape Renovations &
- Reimagining Existing Spaces Lighting Design

PEST CONTROL

- General Household Pest Control
- Rodent Control & Exclusion
- Termite Control & Prevention
- Mosquito Control
- Flea & Tick Treatment
- Lawn & Garden Pest Control
- Organic & Non-Toxic Pest Treatments
- Emergency Pest Control Services

MAINTENANCE

- Lawn Mowing & Edging
- Tree Trimming & Pruning
- Shrub & Plant Care
- Weeding & Mulching
- Leaf Removal & Debris Management
- Sod Installation & Lawn Repair
- Seasonal Color

WATER MANAGEMENT

- Florida Waterstar Certified
- Baseline Preferred Vendor/Installer
- Maxicom Software
- Certified Irrigation Designer
- Certified Irrigation Contractor
- Certified Landscape Irrigation Auditor
- Landscape Irrigation Design
- Stormwater Managment Practices

CERTIFICATIONS	REFERENCE	QUALIFIER
Stormwater Management Inspector	#16795	FL Dept of Environmental Protection
Maxicom Software		Rain Bird
Best Management Practices	#13188, 9797, 8588	FL Dept of Environmental Protection
Irrigation Contractor License	#CSIR0123	Polk County Building Division
Certified Specialty Contractor	#SCC 131153009	FL Dept of Business & Pro Reg
Landscape Irrigation Design		College of Irrigation Knowledge
Certified Irrigation Designer - Residential	#004041	The Irrigation Association
Certified Irrigation Designer - Commercial	#004041	The Irrigation Association
Certified Irrigation Contractor	#004041	The Irrigation Association
Certified Landscape Irrigation Auditor	#40183	The Irrigation Association
Certified Landscape Water Manager	#004041	The Irrigation Association

INSURANCE

LEASED/RENTED EQUIPMENT

- AGCS Marine Insurance Co
- Policy: #MZ193091427
- Limit: $100,000

COMMERICAL GENERAL LIABILITY

- Twin City Fire Insurance
- Policy: #21UENSR2G35
- Each Occurrence $1,000,000
- Damage to Rented Premises $300,000
- Med Exp $5,000
- Personal & Adv Injury $1,000,000
- General Aggregate $2,000,000
- Product-Comp/Op AGG $2,000,000

GENERAL LICENSURE

- Commercial General Liability
- Automobile Liability
- Umbrella Liability
- Best Management Practices
- Business Tax Receipt
- Polk County
- License: #118675
- Agriculture Product Dealer #699156
- State of Florida Dept of Agriculture
- License: #699156
- Pest Control Operator
- State of Florida Dept of Agriculture
- License: #JB192451

UMBRELLA LIABILITY

- Hartford Casualty Ins Co
- Policy: #21HHUSR2G4R
- Each Occurrence $2,000,000
- Aggregate $2,000,000

AUTOMOBILE LIABILITY

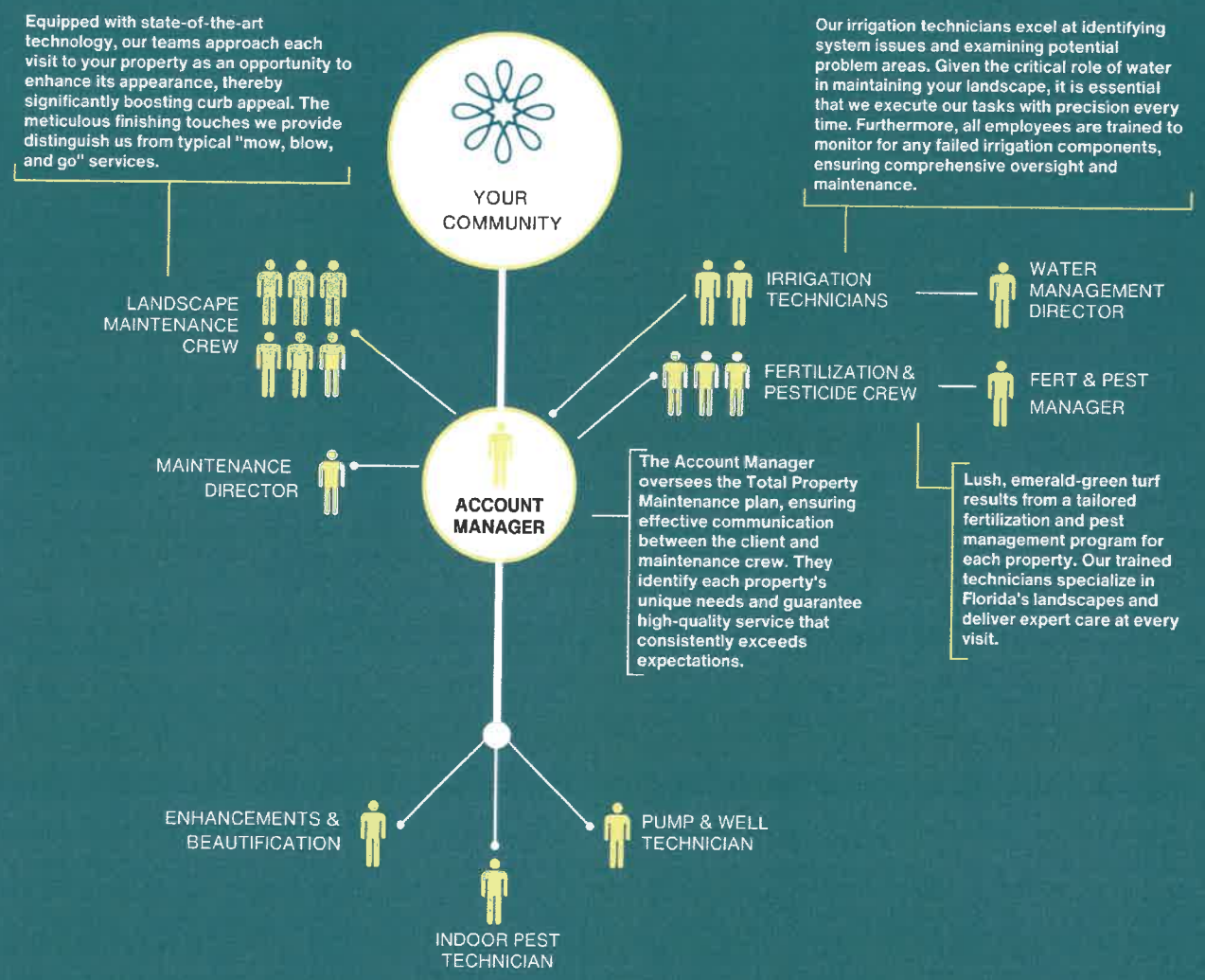
- Hartford Insurance Company #916
- Policy: #21UENOL4791
- Combined Single Limit: $1,000,000
- PIP: $10,000

WORKERS COMPENSATION

- Bridgefield Casualty Insurance Company
- Policy: #0196-62488
- Each Accident $1,000,000
- Disease - EA Empoyee $1,000,000
- Disease - Policy Limit $1,000,000

floralawn

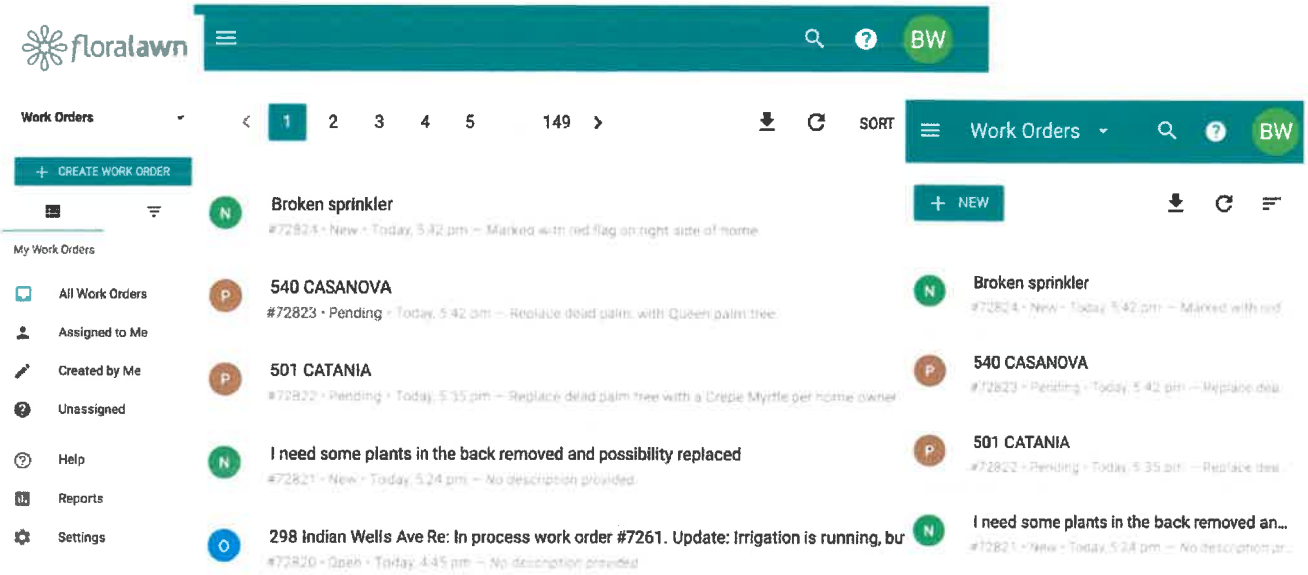
COMMUNICATION



Clear internal communication is essential for promptly addressing concerns, sharing important updates, and ensuring that all members are aligned with community goals and initiatives. It fosters trust, promotes collaboration, and cultivates a sense of unity among all participants.

Total Property Maintenance encompasses numerous components, with your Account Manager acting as the pivotal element in this system, dedicated to ensuring your complete satisfaction. The Account Manager conducts thorough quality assurance checks, guaranteeing that your property is consistently monitored with care. Should you have any questions or concerns, a single phone call is all that is needed to receive assistance.

WORK ORDER SYSTEM



We emphasize the importance of open and responsive communication among our team, community residents, and board members. Our customized work order system is designed to facilitate effective service delivery while ensuring that feedback and requests from residents and board members are clearly communicated and promptly addressed.

RESIDENT ACCOUNTS

Residents have the ability to create an account and manage their work orders from initiation to completion, depending on various factors.

COMMUNICATION

Our team members maintain continuous communication through work order status updates and direct messaging.

TRACKABLE RESULTS

Our portal-based work-order system offers residents a streamlined method to report issues requiring attention from Floralawn. This system ensures trackable progress and delivers comprehensive reporting.

RESIDENT TRAINING

We conduct regular training sessions for residents on the effective use of the work order system.

"YOUR COMMUNITY'S WELL-BEING AND SUCCESS ARE MY TOP PRIORITIES"

MY PROMISE

ROB AVERITT
PRESIDENT

I promise to care for your community with the same dedication and attention I would give to my own home. Every detail, from maintenance to enhancements, will be handled with pride and respect, ensuring your property remains a place of beauty and comfort. Your community's well-being and success are my top priorities, and I am committed to delivering the highest level of service and care every step of the way.

floralawn

P.O. BOX 91537
LAKELAND, FL 33804

863-666-0494
WWW.FLORALAWN.COM

DESIGNED BY LUXE ART CREATIVE

SECTION C.

Juniper

DESIGN | BUILD | MAINTAIN

Tohoqua CDD
Kissimmee, Florida

JUNIPERCARES.COM

Table of Contents

EXPERIENCE

QUALIFICATIONS

MACHINERY, EQUIPMENT & MANPOWER

COST & RFP DOCUMENTS

Juniper

SUBMITTED BY:

Name

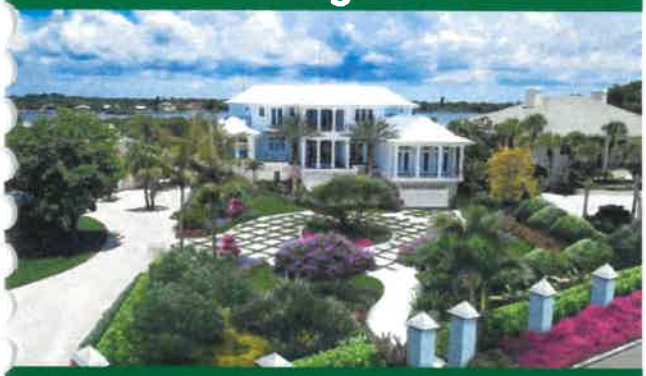
Title

(407) 408-6215

COMPANY OVERVIEW

SERVICES & QUALIFICATIONS

Design



Build

Maintain

Resources & Qualifications

- ✓ 2,500+ Team Members
- ✓ Licensed Landscape Architects
- ✓ Certified Landscape Designers
- ✓ Certified Irrigation Designers
- ✓ Certified Pest Control Operators
- ✓ Certified Horticultural Professionals
- ✓ Certified Landscape Contractors
- ✓ ISA Certified Arborists
- ✓ In-house Agronomist
- ✓ State Irrigation License
- ✓ Certified Hunter Central Control
- ✓ Certified Rain Bird Central Control

COMPANY OVERVIEW

SERVICES & QUALIFICATIONS

Design

Build

Maintain

Resources & Qualifications

- ✓ 2,500+ Team Members
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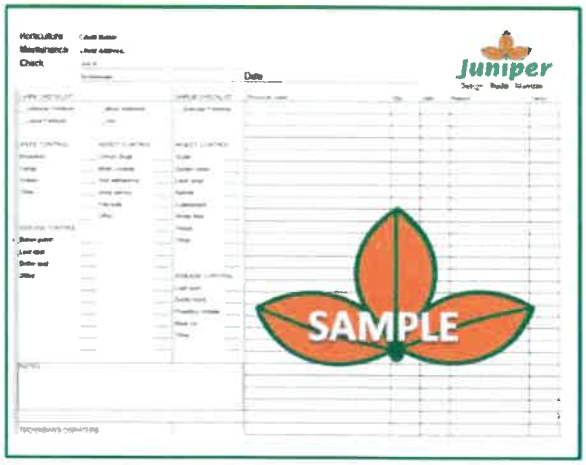
- ✓ Certified Rain Bird Central Control

SERVICE REPORTS & MAPS

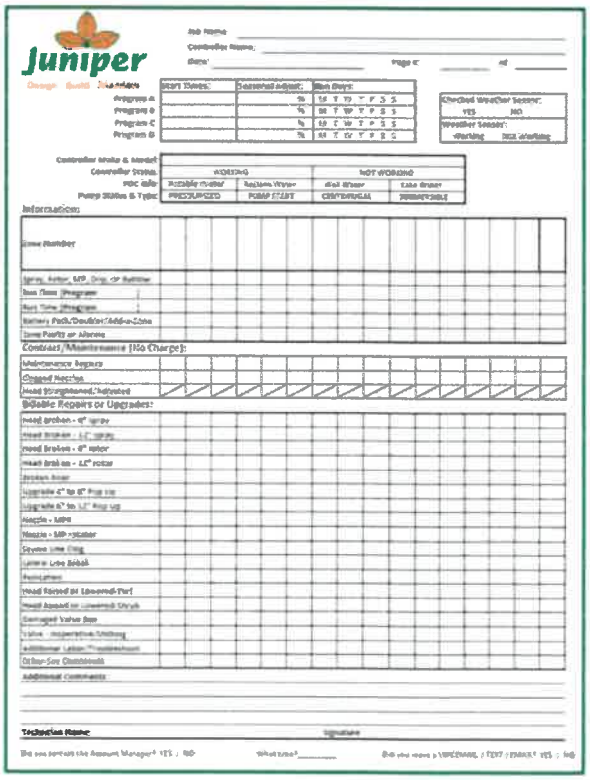
SAMPLES

Fertilization & Pest Reports

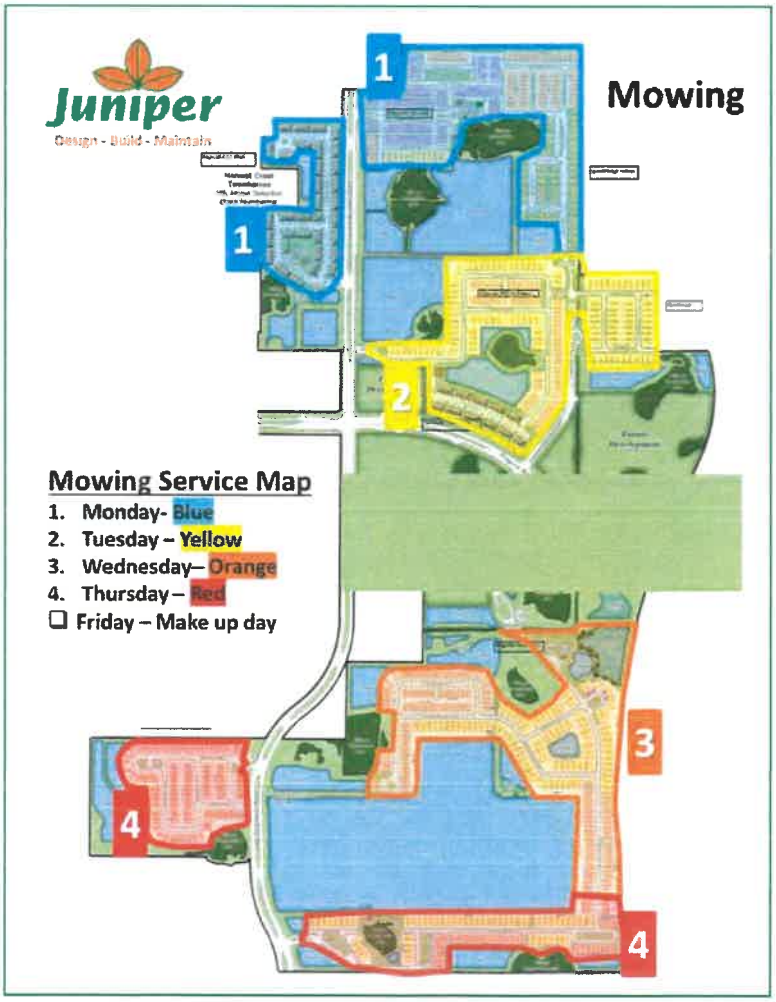


Regular service schedule maps are created and customized for each community.

Irrigation Reports



Service Rotation Map



START UP
COMMUNICATION

At Juniper, we understand that a well-planned communication strategy is essential for a successful start-up and to delivering superior customer service.

Communication Plan

Juniper schedules and hosts recurring 30-minute ZOOM meetings (prior to actual startup and ongoing afterward).

SCHEDULE

- 30 days prior to start date – Every other week ZOOM (20-30 Minutes)
- First 90 days after start date – Every Other Week ZOOM (20-30 minutes)
- 4th- month thru 6th month – Monthly ZOOM (20-30 minutes)

ATTENDEES

Who is typically included in these meetings?

- Juniper
- Account Manager
- Branch Manager
- Other Juniper staff depending on current issues
- Your Association (You Choose)
- Property Management
- Interested Key Landscape Committee Members
- Interested Board Members

PURPOSE

- The intent of the ZOOM meeting is to create and maintain a convenient way for Juniper to provide quick updates, get quality feedback, identify issues, generate ideas, create strong communication and set us all up for success.
- These meetings are in addition to any regularly scheduled walk-thrus or onsite meetings between Manager/BOD and Juniper.

AGENDA

- Juniper Account Manager & Branch Manager - Operations update
- Manager/BOD – Feedback, requests, suggestions, immediate issues/concerns
- Identify clear next steps

START UP

FIRST 60 DAYS

FOR LARGER COMMUNITY GENERALLY OVER 250K

Landscape Maintenance

SERVICE REQUEST MEETING

Meet with association management to review and prioritize all open service requests and any outstanding work orders.

JUNIPER ADVANCE PROPERTY MAPPING

Complete drone flight of community and upload mapping.

DETAILED PROPERTY REPORT

A detailed report with photos will be submitted to the BOD/Manager to provide insight into the areas that can be improved quickly, as well as those that may take additional work. This thorough report will give a point of reference of where the property was at take over and act as a benchmark for future performance.

SCHEDULE OF SERVICES MAP

Production team is working on the schedules that will be provided to the HOA.
Irrigation Wet Check Schedule
Mowing Schedule
Shrub Pruning Schedule

PROPERTY MOWING TECHNIQUES

Uniformed crews begin proper and corrective mowing techniques using daily sharpened and clean blades, mowing at a proper height for the St. Augustine turf areas.

PROPER PRUNING TECHNIQUES

Uniformed crews begin proper and corrective pruning techniques, using clean, sharp shears and loppers.

WEED CONTROL

Uniformed crews begin weeding and cleaning of beds, applying herbicides, and correcting bed lines.

IRRIGATION

Set meeting with management and landscape/irrigation committee to discuss open items along with any concerns, and to set the starting point for the irrigation maintenance check.

START UP

FIRST 60 DAYS

FOR LARGER COMMUNITY GENERALLY OVER 250K

Fertilization & Pest Control

ADDRESS IMMEDIATE ISSUES

Areas with active pest issues will be addressed immediately.

L&O EVALUATION REPORT

A detailed report which evaluates the property based on the health and vigor of the lawn and landscape will be submitted to the BOD/Manager.

SOIL TESTING

Collect soil samples from various locations of the property to send to A&L Labs or to the University of Florida for analysis. This data is the basis of how we will tailor the fertilization program going forward.

CORRECTIVE PLAN

Areas with pest, fungus, or weeds will be documented with pictures and a corrective plan will be put in place. Weed varieties or pest issues that cannot be eliminated due to environmental conditions and/or restrictions will also be documented and brought to the BOD/Property Manager's attention.

- ✓ Begin treatment of turf/shrub damaging insects
- ✓ Begin treatment of turf/shrub disease
- ✓ Begin fertilization of turf areas.
- ✓ Begin fertilization of shrub bed areas, trees and palms

Annual Flower Display

PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS

- ✓ Review soil conditions (soil amendments may be needed).
- ✓ Provide options based on season.
- ✓ Work with landscape committee to develop plan for the entire year so we can look at contract growing flowers.

START UP

FIRST 60 DAYS

FOR LARGER COMMUNITY GENERALLY OVER 250K

Initial Irrigation Inspection

Evaluation of all key elements of the irrigation system with an Initial Irrigation Evaluation Report to be submitted to the BOD/Manager.

Our irrigation team will inspect all irrigation controllers & review functionality. We will be looking for faulted communication errors & abnormal milliamp usage which could also cause intermittent communication issues between controllers & valves. Controllers will also be inspected for proper grounding & grounding rods.

FIELD INSPECTIONS

- ✓ Inspect for faulty zones.
- ✓ Inspect all wire connections.
- ✓ Once functioning, inspect zone for functionality & coverage.
- ✓ Check if components are still under manufacture warranty.
- ✓ All sprinkler heads will have been cleaned or nozzles replaced and adjusted per contract.
- ✓ Any immediate changes made during the evaluation per our contract will be noted and reported.
- ✓ Increase runtimes for zones that have been showing signs of drought stress.
- ✓ Any major repairs that may be needed will be submitted in the form of a proposal.

PROGRAMMING & OPTIMIZATION

- ✓ Review all run time programming.
- ✓ Review system pressure and typical zone GPM.
- ✓ Make suggestions for optimization to improve communication & efficiencies.
- ✓ Optimize program run times.
- ✓ Begin to identify/label the irrigation zones.

CUSTOMER SERVICE

On-Site Management

People make the difference. We understand that for many residents, speaking in person with a manager is preferable. For this reason, a manager always accompanies Juniper crews & is available on-site for communication & problem-solving.

In-House Customer Care Team

We believe that providing great customer service is key to providing the best landscape services. To that end, we have created a department dedicated to supporting residents, account managers & field teams.

To assist owners with maintenance and irrigation concerns, Juniper offers homeowners multiple options:

OPTION 1:

Visit junipercares.com and click on "Community Service Request." Create a ticket by following the simple prompts.

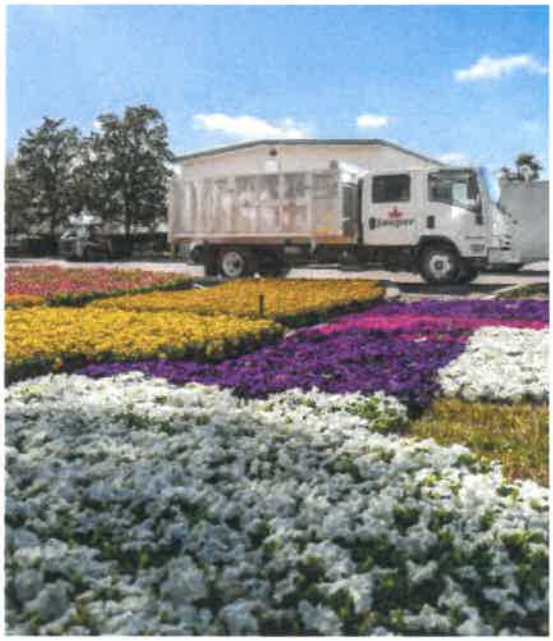
OPTION 2:

Email customerservice@juniperlandscaping.com, noting the concern.

OPTION 3:

Call Customer Service at (239) 561-5980 to speak with a representative.

Juniper SYNC



Juniper Sync Work Order System

Utilize our online work order system to create & track work orders for your property. Managers & residents can easily create an account to use immediately.

HIGHLIGHTS

- ✓ Live Dashboard/ Ticket Summary
- ✓ Ticket Aging
- ✓ Custom Filters
- ✓ Detailed Reporting
- ✓ Community Maps
- ✓ Knowledge Base
- ✓ Give a Gold Star

JUNIPER
MAPPING

Technology That Makes a Difference

Juniper Mapping utilizes drone imaging software to create an Orthomosaic image from hundreds and sometimes thousands of high-resolution images. This process enables us to evaluate the property at a deeper level, which allows us to provide our clients the following:

- ✓ Proactively identify potential issues
- ✓ Property specific reporting
  - Plant Health
  - Elevation
  - Annotation
  - Issues
- ✓ Documentation of improvement
- ✓ Scan the QR code with your cellphone for full through

Full Video Walk Through

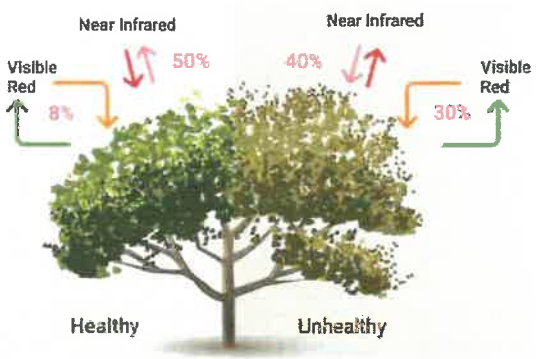
PROPOSAL

JUNIPER MAPPING
TOOLS

Plant Health Assessment

Healthy vegetation reflects more of certain types of light than unhealthy vegetation. Juniper Mapping creates a map that highlights differences within your area of interest.

This tool allows us to quickly identify areas of concern at start-up to begin treatments and track progress.



LANDSCAPE
MAINTENANCE

Juniper has been exceeding industry standards in the area of quality and dependability in Florida since 2001.

Our landscape maintenance teams work closely with the irrigation and horticultural teams. This combined with regular inspections from our dedicated account managers, helps ensure the quality of work our clients expect.

OUR SERVICES

LANDSCAPE
INSTALLATION

Our design andinstallation teams make an award-winning combination.

Our teams work hard to deliver a quality project on time and on budget.

- ✓ Landscape Design Firm of the Year
- ✓ Best Landscape Design Custom Home
- ✓ Merit Award Design Residential
- ✓ Award Best Landscape Design

OUR SERVICES

LANDSCAPE
IRRIGATION

State Licensed Irrigation Contractor

What is a certified irrigation specialty contractor's license?

An irrigation specialty contractor's license is a certified (state-wide) specialty license developed by the Construction Industry Licensing Board to permit contractors to install, maintain, repair, alter, extend, manage, monitor, audit, or, if not prohibited by law, design irrigation systems.

Water Management

- ✓ Central control management
- ✓ Converting beds to drip irrigation
- ✓ E/T weather-based controllers
- ✓ Soil moisture sensors
- ✓ Pressure regulated components
- ✓ High efficiency sprinklers

LANDSCAPE
IRRIGATION

Juniper's certified technicians perform monthly inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned in to the property manager for authorization.

Maintenance

- ✓ Water Management
- ✓ Repairs
- ✓ Water Monitoring
- ✓ Reporting
- ✓ Wet Checks

Installation

- ✓ Infrastructure
- ✓ Pump Stations
- ✓ Central Control
- ✓ Residential
- ✓ Commercial

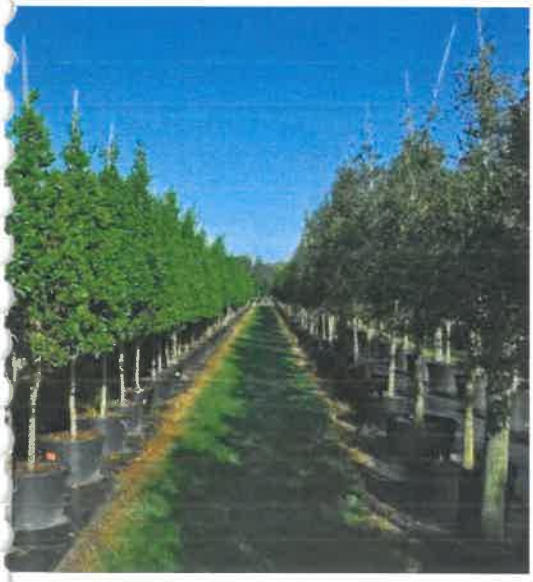
NURSERY
& TREE FARM

We know it because we grow it!

With our over 200 acres of nursery & tree farms, we can deliver custom, quality plant material to fit the individual needs of our clients. Additionally, our dedicated plant buyer travels throughout the state in search of the best plant material.

By keeping our finger on the pulse of the plant market, we can maximize value for each client.

FNGLA
FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION
Leading Florida's Green Industry



OUR SERVICES

SEASONAL
COLOR

We create custom schedules for our communities on the annual color program. Our annual flower beds are designed and installed to emphasize color, profusion, and display in high-profile areas.

Seasonal Flower Program

- ✓ Contract grown flowers
- ✓ Custom designed displays
- ✓ Scheduled installation
- ✓ Fresh look all year
- ✓ Best in quality annuals
- ✓ Enhanced landscape areas
- ✓ Additional fertilization keeps flowers looking great

ARBORICULTURE
WITH JUNIPER

Juniper has multiple ISA certified Arborists that are available for everything you may need for your tree health care. Preventive maintenance helps keep trees in good health while reducing any insect, disease, or site problems.

Why We Hire an Arborist?

Arborists specialize in the care of individual trees. They are knowledgeable about the needs of trees and are trained and equipped to provide proper care. Hiring an arborist is a decision that should not be taken lightly. Proper tree care is an investment that can lead to substantial returns. Well cared-for trees are attractive and can add considerable value to your property.

CERTIFIED ARBORIST
ISA

STORM
RESPONSE

Resources When You Need Them Most!

In preparation for and after a storm, Juniper has additional team members who are critical resources during storm events. They provide not only added manpower but also bring with them the trucks and heavy equipment needed to handle storm cleanup.

Company Resources

- ✓ 3,200+ team members statewide
- ✓ 26 locations throughout Florida
- ✓ 20,000 gallons of onsite fuel
- ✓ 1,100 trucks in our fleet
- ✓ Landscape Designers & Architects
- ✓ Teams throughout Florida
- ✓ Extensive supply of heavy equipment

SAFETY
& TRAINING

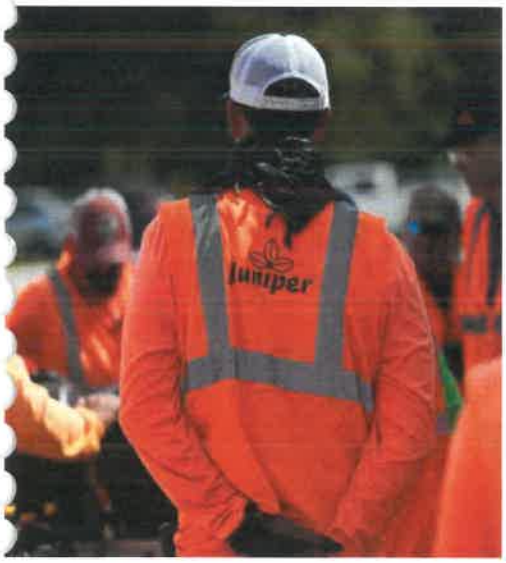
We prioritize the safety of our clients & our team members in the highest regard. We have implemented a company-wide safety program that is administered through our safety coordinator & local branch managers.

Initial Hire Program

- ✓ Safety rules
- ✓ New hire safety orientation
- ✓ Required & use of PPE

Initial Hire Program

- ✓ Equipment certifications
- ✓ Weekly safety meetings
- ✓ Daily jobsite reviews
- ✓ Traffic control systems
- ✓ Best practices training
- ✓ Safety rewards/swag based on safety performance
- ✓ Online training tools



SCAN QR CODE TO WATCH VIDEO HIGHLIGHTS OF OUR IN-HOUSE TRAINING PROGRAM

QUALIFICATIONS

PORTFOLIO

ORLANDO

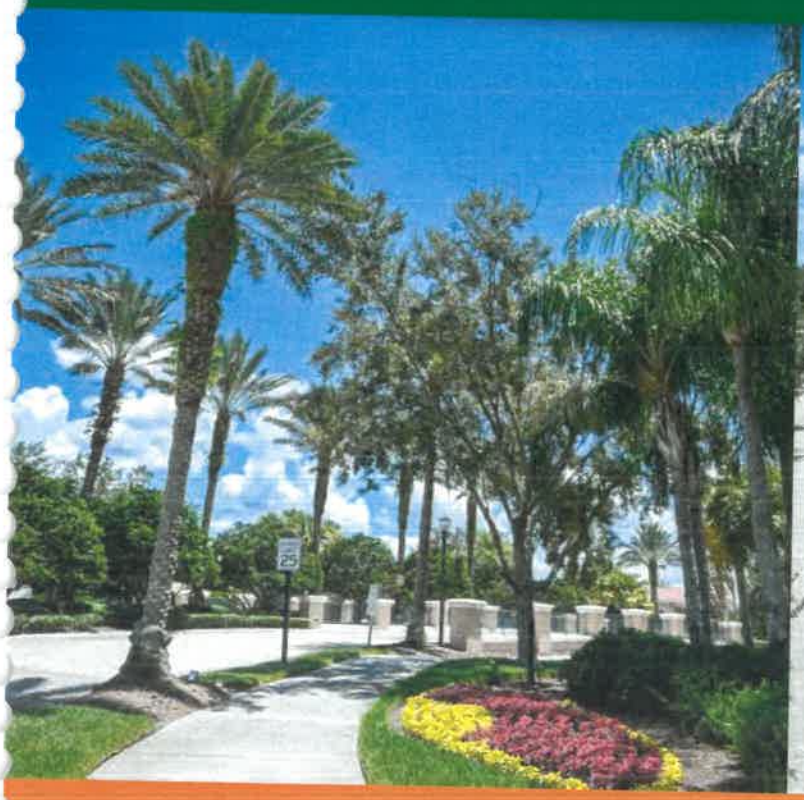
SOLIVITA

JUNIPERCARES.COM

PORTFOLIO

ORLANDO

VILLAGE WALK



JUNIPERCARES.COM

CLIENT REFERENCES

The Starkey Ranch Community Development District
Management | Wrathall, Hunt & Associates

Telephone | (813) 399-0865
Contract Start Date I January 1, 2023
Contact | Barry Mazzoni
Email | lmazzonib@whhassociates.com
Contract Value I $1,850,000.00

Triple Creek Community Development District
V.P. Management | Rizzetta & Company, Inc.

Telephone | (813) 699-9065
Contract Start Date I December 1, 2020
Contact | Alex Garces
Email | boardmember5@triplecreek.com
Contract Value I $836,750.00

Estancia at Wiregrass Community Development District
V.P. Management | GMS

Telephone | (813) 344-3844
Contract Start Date I July 1, 2021
Contact | Pete Williams
Email I pete@pwillassoc.com
Contract Value I $422,800.00

Cory Lakes Community Development District
Management | Wrathell, Hunt & Associates

Telephone | (813) 924-4673
Contract Start Date | December 1, 2010
Contact | John Hall
Email | clcddfm@corylakescdd.net
Contract Value I $356,200.00

Harrison Ranch Community Development District
Management | Rizzetta & Company, Inc.

Telephone | (813) 658-6048
Contract Start Date I November 18, 2019
Contact I Taylor Nielsen
Email | tnielsen@rizzetta.com
Contract Value I $356,622.00

Venetian Community Development District
Management | Rizzetta & Company, Inc.

Telephone | (941) 485-8500
Contract Start Datel September 26, 2019
Contact | Keith Livermore, District Field Manager
Email | fieldmanager@vcdd.org
Contract Value | $356,200.00

CLIENT REFERENCES

Heritage Isles Golf &Country Club Community Development District
Management | Inframark

Telephone | (813) 907-7388
Contract Start Date I October 1, 2009
Contact | Rich Unger, Director of CDD Operations
Email | HIManager@hicdd.or
Contract Value I $166,600.00

Panther Trace Community Development District
Management | Vesta Property Services

Telephone | (813) 671-8023
Contract Start Date | November 1, 2015
Contact | Monica Vitale, Facilities Director
Email | ptrecentermanager@verizon.net
Contract Value I $259,974.00

Watergrass | Community Development District
Management | Inframark

Telephone | (813) 873-7300
Contract Start Date | September ,1 2017
Contact | Mark Vega
Email Imark.vega@inframark.com
Contract Value I $162,650.00

Heritage Isle CDD

Brian Mendes, District Manager-Rizzetta
bmendes@rizzetta.com (407) 472-2471
6800 Legacy Blvd. Viera, Florida 32940
Value $350,000+ (2 years of service)
Full maintenance service of over 1289 homes and CDD common areas

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Beaumont CDD

Tammy Collins, Property Manager-Real Management
Tammy.Collins@evergreen-lm.com
(860) 997-9030
7802 Penrose Place Wildwood, Florida 34785
Value $500,000+ (3ears of service)
Full service maintenance of all CDD common areas, homes and townhomes.

CLIENT
REFERENCES

Esplanade at Center Lake Ranch- Lori Clemence, Regional Community Landscape Director
lori.clemence@troon.com (941 374-8449)
1009 Tassleflower Trail St. Cloud, Florida 34771
Value $550,000+ (1 years of service)
All CDD, HOA common areas and full service maintenance of homes.

Village Walk at Lake Nona: Eliott Aleman, General Manager-Grand Manors
Eliott.aleman@grandmanors.com (786) 213-5696
8524 Insular Lane Orlando, Florida 32827
Value $3,000,000+ (3 years of service)
Full maintenance service of over 1400 homes and common areas

Solivita Community Association: Lorrie Gutzmer LCAM-Real Management
Solivita@Ciramail.com (863) 701-2969
395 Village Drive Kissimmee, Florida 34759
Value $7,000,000+ (1 years of service)
Full service maintenance of all common areas and 5400 homes

Tab Two

JUNIPERCARES.COM

LEADERSHIP
TEAM

Brandon Duke
Chief Executive Officer

Brandon Duke is Juniper's Chief Executive Officer and has been in the landscape industry for almost 15 years. He purchased the company from his father in 2016 after working with the family business since 2008. Under his leadership, Juniper has become the 17th largest landscaping company in the nation.

Brandon has since worked tirelessly to make Juniper not only have an impressive reputation for quality of work, but also for a positive culture. Since Brandon became CEO, Juniper has grown from one location with 20 employees to 19 locations with nearly 2,000 employees, all of which he oversees.

Brandon has been recognized as one of Lawn and Landscape's Top 100 Landscapers consecutively for the past 7 years. Most recently, he was named 2022 Entrepreneur of the Year by Business Observer after growing company revenue by an impressive 38.6% during the COVID-19 pandemic.

Dan DeMont
Chief Revenue Officer

Dan deMont joined the Juniper team in 2011 at a time when Juniper was just one branch. As the company's first business developer, he focused on diversification in three categories. First, service offering. Second, client base. Third, footprint.

Dan and Brandon were the architects of Juniper's Design, Build and Maintain strategy. This caught like wildfire by 2012 as clients saw overwhelming value in having a sole source provider with full accountability. This value fueled rapid expansion of market share with existing clients and set Juniper up for an influx of new clients.

Under Dan's leadership and in significant organic fashion, Juniper expanded into new geographic markets. Juniper's footprint covers the entire southern half of Florida and services their clients from 9 branches and counting. Juniper is solicited to new markets for the largest and highest profile jobs in the state.

Jake Rubin
Chief Operations Officer

Jake Rubin is Juniper's Chief Operating Officer. He works to establish peak operational performance through the creation and implementation of best practices at all levels of the company.

By engaging with branch teams across the organization, Jake has delivered improvements to operating margins and established processes focused on increased efficiency and quality. He also partners with Juniper's HR team to develop and deliver operational improvement training programs to all branch operations teams.

Jake has a background of over 15 years in leadership roles managing large-scale, privat equity-backed, multi-state operations in the transportation, construction, landscape, and commercial services industries. He is very experienced in areas such as margin improvement, merger and acquisition integration, and asset management at an enterprise level.

QUALIFICATIONS

MEET THE TEAM

JOSH BURTON

Regional Director

Josh Burton is the Regional Director for Juniper, with years of experience and has a deep passion for the Green Industry. Before joining Juniper, he ran a successful landscape firm for 23 years. Josh is originally from Lakeland and holds a degree from Florida Southern College. He is a licensed State Certified Irrigation Contractor and a Certified Pest Control Operators License with the Florida Department of Agriculture and Consumer Services.

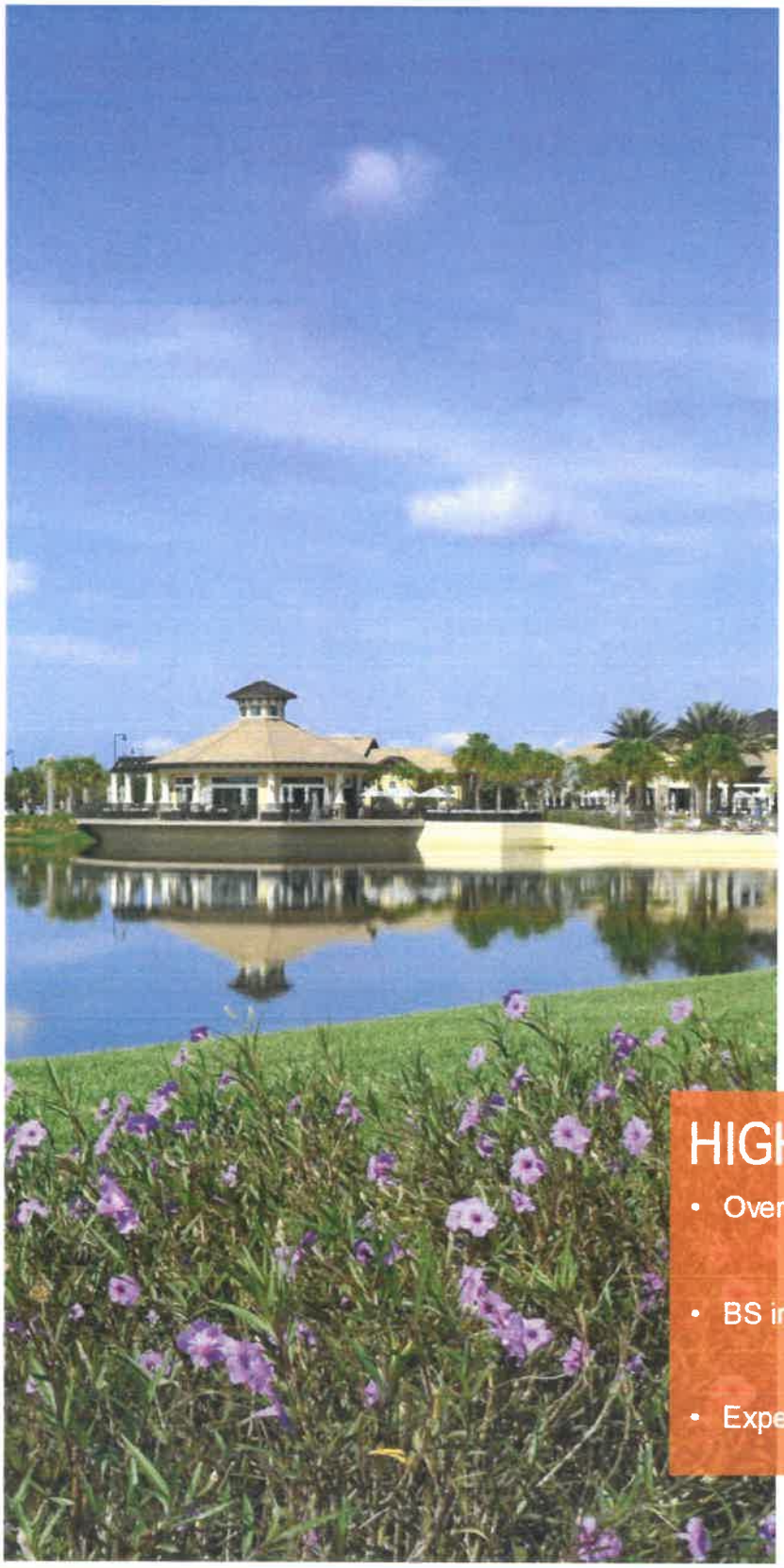
Josh's main strength lies in Operations, where he excels in building great teams, developing effective plans, setting achievable goals, and holding team members accountable. By breaking down a property into smaller segments, he ensures high customer satisfaction. Josh firmly believes that teamwork is essential and that it can achieve great things.

HIGHLIGHTS

- ✓ Over 20 Years Green Industry Experience
- ✓ Licensed State Certified Irrigation Contractor and a Certified Pest Control Operator
- ✓ Florida Southern College Graduate
- ✓ Construction Industry Licensing Board

MEET THE TEAM

Matthew Dean



Branch Manager

Matt has 17 years of experience in the landscaping industry and is currently our Branch Manager, brings a wealth of knowledge and expertise to the property. His journey began as an assistant superintendent on a golf course in Ruskin, FL, followed by a decade focusing on maintenance and enhancements. His expertise in overseeing large-scale projects and material procurement is evidenced by his significant contributions to projects like the Joker Marchant Stadium's irrigation system and the development of community areas in Hillsborough and Pasco County. A holder of a BS in Recreational Turfgrass Management and FNGLA Water Star Certification, Matthew excels in everything from operating landscape equipment to managing teams for safety and quality. His hardworking nature, attention to detail, and open-mindedness, coupled with his hands-on approach and commitment to building strong client relationships, make him a pivotal asset to our team and a trusted partner to our clients.

HIGHLIGHTS

- Over 17Years Green Industry Experience
- BS in Recreational Turfgrass
- Expert in Large-scale projects

MEET THE TEAM

OSCAR A MURILLO PEREZ

Account Manager

Oscar brings over 15 years of experience in landscape maintenance, irrigation, and property enhancements. He started his career from the ground up and rose quickly, first as a Production Supervisor and then as a Production Manager. His current position is being an Account Manager, overseeing multiple client accounts and ensuring Juniper delivers top-tier service. Oscar brings a deep understanding of both operational leadership and customer-focused service.

With a strong understanding of maintenance and irrigation systems, Oscar keeps his clients well-informed and satisfied. He values transparency, responsiveness, and long-term client relationships.

Out of work, he enjoys traveling to experience new cultures, spending quality time with his daughters, and is a passionate soccer player and fisherman. Oscar is originally from Costa Rica, where he completed his schooling before moving into the landscaping industry.

ORLANDO SOUTH
4687 S Orange Blossom Trail,
Kissimmee, FL 34746

QUALIFICATIONS

MEET THE TEAM

ZANE STONEMAN

Director of Irrigation Services

Zane is a highly experienced professional with 28 years in landscape and currently serves as the Director of Irrigation Services. Zane holds a B.S. in Political Science from Heidelberg University, graduating in 1995. He specializes in water management, water conservation, and irrigation consulting. Zane has several relevant licenses and certifications including the Florida State Irrigation License, Certified Irrigation Contractor, Certified Landscape Irrigation Auditor, and Certified Irrigation Technician.

Outside work, he is a devoted husband and proud father of two. Zane is also a passionate Ohio fan and enjoys cheering on the Buckeyes and supporting his family and accomplishments. He is committed to creating a work environment where individuals thrive and excel professionally, yielding empowerment for personal growth and success.

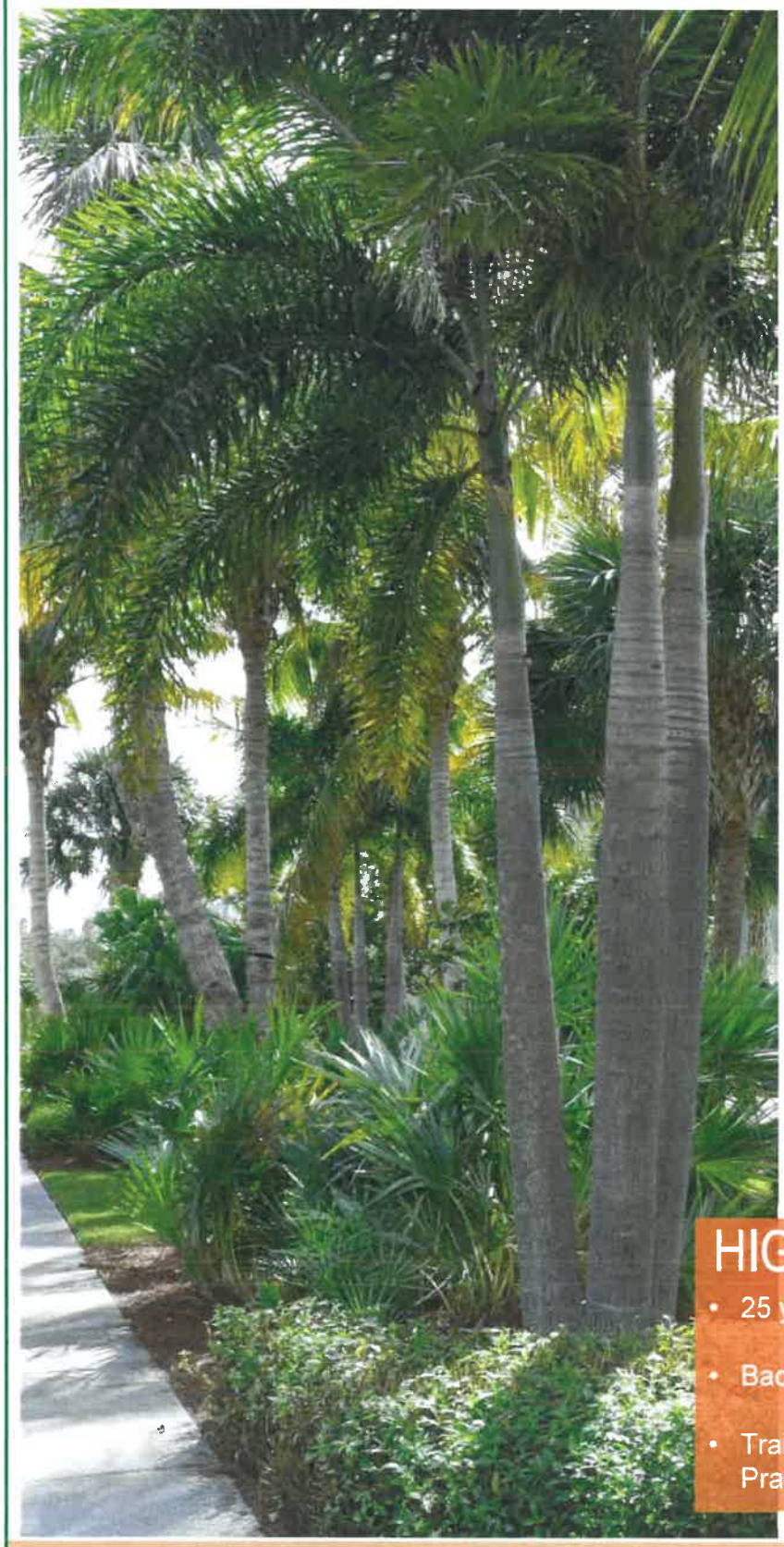
HIGHLIGHTS

- ✓ 28 years of Landscape Experience
- ✓ Florida State Irrigation License Holder
- ✓ Certified Irrigation Contractor (CIC)
- ✓ Certified Landscape Irrigation Auditor (CLIA)
- ✓ Certified Irrigation Technician (CIT)
- ✓ Florida Water Star Accredited Professional (FWSAP)

ORLANDO SOUTH

MEET THE TEAM

Mateo Hamm



Regional Field Operations Manager

Mateo Hamm, is our Regional Field Operations Manager for Juniper Landscaping in Northwest Central Florida. He brings over 25 years of passion and expertise to the landscaping industry. Starting his career with an edger in a medium-sized company, Mateo's journey saw him successfully managing his own business before stepping into his current leadership role. He holds a bachelor's degree in business leadership and is a dedicated leader, team builder, and influential communicator. Additionally, Mateo is a trainer for Green Industries Best Management Practices with UF/IFAS Extension in Florida. Born to missionary parents in the jungles of Colombia, South America, Spanish is his first language. He enjoys a beautiful family life, having been married for 23 years to his wife Elizabeth and raising three boys aged 17 to 24. In his free time, Mateo loves to travel, explore diverse cultures and cuisines, and indulge in his passion for dancing to Latin music. His unique background and enthusiastic approach to life and work enrich his role at Juniper Landscaping, making him a valuable asset to the team and the broader community he serves..

HIGHLIGHTS

- 25 years in landscaping industry
- Bachelor's degree in business leadership
- Trainer for Green Industries Best Management Practices

QUALIFICATIONS

MEET THE TEAM

EDWARD WADE

Agronomy Manager

Edward Wade brings over 30 years of experience in the green industry. He completed 1,650 hours of nursery operations training at Tampa Vo-Tech and is a Certified Nurseryman through FNGLA. He is a Florida Certified Pest Control Operator in Lawn & Ornamental, General Household Pest, and Termite categories, and a certified instructor for Florida's required Green Industries Best Management Practices (GI-BMP) course.

Edward has held facility management roles with Scotts, TruGreen, and SiteOne, and currently serves as Agronomy Manager for Juniper's South and West Orlando branches, where he focuses on high-quality, sustainable landscape solutions.

A U.S. Navy veteran, Edward served as an electrician aboard an Ohio-class submarine during the Cold War, an experience that shaped his ability to stay calm and effective in high-pressure environments. Outside of work, he enjoys tabletop war gaming and historical reenactment. He is the father of three and grandfather of four.

SOUTH ORLANDO

285 E. Oak Ridge Road,
Orlando FL 32809

QUALIFICATIONS

MEET THE TEAM

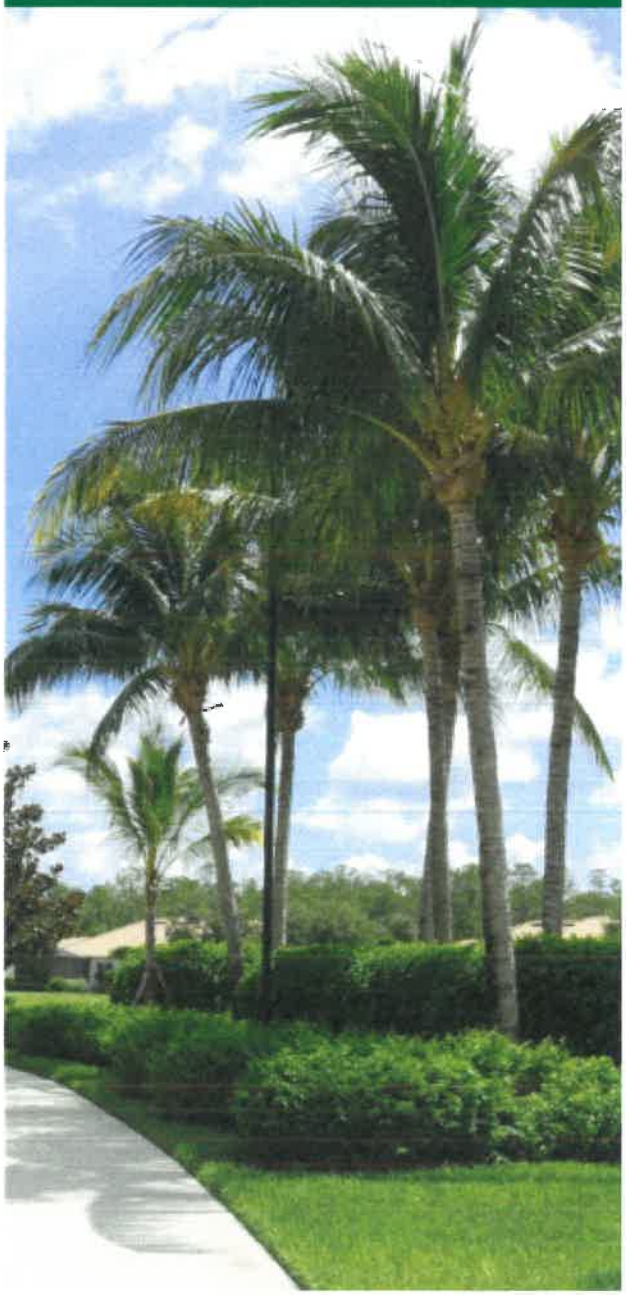
MICHELLE STAFFORD

Director of Horticulture Procurement

Michelle Stafford is the Director of Horticulture Procurement for Juniper, where she leads live-goods procurement for commercial landscape installations across North Florida with statewide oversight. With more than 25 years of industry experience, she manages bid pricing, vendor negotiations, and strategic sourcing for multi-million-dollar projects—ensuring consistent quality, competitive pricing, and reliable availability.

Michelle is a Florida Certified Arborist and a Florida-Friendly Landscape Certified Professional. She serves as a Board Member of the Florida Association of Native Nurseries (FANN) and is actively involved with Women in Horticulture and the Winter Garden Bloom & Grow Society through ongoing volunteer service.

FORT MYERS
4415 Metro Pkwy, Suite 300,
Fort Myers, FL 33916



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

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF323322

JOSHUA BURTON

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

Lawn and Ornamental

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

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: 05/01/2025

Expiration Date: 06/01/2026

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

BURTON, JOSHUA DANIEL

5113 TERRY LANE
LAKELAND FL 33813

LICENSE NUMBER: SCC131152346

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

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

Florida Southern College

Lakeland, Florida

Upon the recommendation of the Faculty and the fulfillment of requirements, the President and the Board of Trustees are pleased to confer upon

Joshua Daniel Burton

the degree of

Bachelor of Science

With all the rights, honors, and privileges thereunto appertaining.

In testimony thereof, this diploma is given at Lakeland, Florida.

This the sixteenth day of December, 2006.

Robert D. Tyler
CHAIRMAN, BOARD OF TRUSTEES

SECRETARY, BOARD OF TRUSTEES

FLORIDA SOUTHERN COLLEGE · LAKELAND

Anne B. Kerr
PRESIDENT OF THE COLLEGE

Susan P. Conner
VICE PRESIDENT AND DEAN OF THE COLLEGE

THE IRRIGATION ASSOCIATION

Certifies That On

January 20, 2006

Zane Stoneman

Candidate ID 004122

Successfully Completed All The Necessary Requirements
And Should Henceforth Be Recognized As A

CERTIFIED IRRIGATION CONTRACTOR

Michael Clark

Michael Clark CID, CIC, CLIA, CGIA
Certification Board Chair

Irrigation ASSOCIATION

IRRIGATION ASSOCIATION

Certifies that on

February 20, 2015

Zane Stoneman

Has earned the designation of

Certified Irrigation Technician

Certification ID # 50057

Denis Gourdeau, CGIA, CIC, CID, CLIA, CLWM
Chair, Certification Board

After December 31, 2015 this certificate is valid only when accompanied by a current renewal card.

Select Certified™
IRRIGATION ASSOCIATION
Experienced professionals. Efficient solutions.

Irrigation ASSOCIATION

IRRIGATION ASSOCIATION

Certifies that on

April 4, 2018

Zane Stoneman

Has earned the designation of

Certified Landscape Irrigation Auditor

Certification ID # 50057

Art Elmers, CIC, CID, CLIA
Chair, Certification Board

After December 31, 2018 this certificate is valid only when accompanied by a current renewal card.

Select Certified
IRRIGATION ASSOCIATION
Experienced professionals. Efficient solutions.

Florida Water℠

This certifies that

Zane Stoneman

has completed the Florida Water Star℠ Landscape Workshop and is committed to designing efficient landscapes for Florida Water Star℠ projects.

Signature: _____
Florida Water Star℠ Representative

Date: 8-13-13

FNGLA®
FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION
Leading Florida's Green Industry

RAIN BIRD

Factory Trained

This is to Certify that

Zane Stoneman

has completed the requirements of the Rain Bird Factory Trained Program and has received the designation of:

SiteControl Operator

16 CEU Hours

Fort Myers, FL - September 22 - 24, 2015

Designation Expiration 9/23/2018 Robert Pfeil, Marketing Group Manager – Services, Rain Bird International, Inc. - Services Division Student ID 813426

RAIN BIRD®

TUCOR

FACTORY TRAINING PROGRAM

This certifies that

Zane Stoneman
of
Mainscape Landscaping
successfully completed Tucor's factory training program on
November 15, 2011
and fulfilled the requirements necessary to have a working knowledge of the operation and installation of the Tucor system.

Zane Stoneman

TUCOR INC

Mark W. Grenert, National Sales Manager

November 15 2011
Date

CERTIFICATE OF TRAINING

In recognition of attendance and achievement

ZANE STONEMAN

Trench & Excavation Training — Competent Person

Rick Rios
Instructor

7/23/2019
Date

UF UNIVERSITY of FLORIDA
IFAS Extension

GV21999-1

Certificate #
GV21999

Trainee ID #

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Zane R. Stoneman

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer	Instructor	Date of Class	DEP Program Administrator
	B. Mertens	4/23/2013	

Not valid without seal

State of Florida

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF191515

EDWARD ALLEN WADE

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

Lawn and Ornamental, General Household Pest and Rodent Control, Termite and Other WDO Control

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

In Testimony Whereof, Witness this signature at Tallahassee, Florida on July 12, 2014

Adam H. Putnam
Commissioner of Agriculture

Chief, Bureau of Licensing and Enforcement

FDACS-13615-06/01

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

Date	File No.	Expires
February 4, 2025	**JE73854**	**February 28, 2026**

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
February 28, 2026

AT

JUNIPER
KISSIMMEE, FL 34746

Certified Operator

EDWARD ALLEN WADE
JUNIPER
4687 S ORANGE BLOSSOM TRAIL
KISSIMMEE, FL 34746

WILTON SIMPSON, COMMISSIONER

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

EDWARD ALLEN WADE
JUNIPER
ID CARD HOLDER

JE73854

Certified Operator

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING **February 28, 2026**

WILTON SIMPSON
COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

UF | IFAS Extension
UNIVERSITY of FLORIDA

Florida-Friendly Landscaping™ PROGRAM
Certified Professional

FLORIDA-FRIENDLY LANDSCAPING™ CERTIFIED PROFESSIONAL

This certifies that

Michelle Stafford

has successfully completed the Florida-Friendly Landscaping™ Certified Professional Training

Florida-Friendly Landscaping™ Program

Claire Lewis

Claire Lewis, MLA., Interim Director
Florida-Friendly Landscaping™ Program

Date: 03/26/2025

Certification# 20250018

Tab Three

JUNIPERCARES.COM

April 17, 2026

Tohoqua CDD
Kissimmee, FL

RE: Tohoqua CDD Letter of Assurance

Dear Board of Directors,

Juniper Landscaping of Florida, LLC is pleased to submit our proposal for the landscape maintenance services for Tohoqua CDD.

Juniper Landscaping currently maintains multiple communities just like Tohoqua and is very familiar with the property procedures and protocols. Since managing these properties, I am confident you will find that we have made improvements and built relationships with those communities. We feel confident we can make the same improvements at Keen's Pointe if given the opportunity.

Josh Burton and Matt Dean have both worked for National and/or Regional landscape firms and in their role, personally managed large communities similar to Tohoqua CDD. Our collective experience spans over 40 years of professional landscape maintenance and construction management. More importantly, we have the passion and determination to grow our firm on a foundation of quality workmanship that our client's demand.

Our approach to managing Tohoqua CDD is based on the demands as the project manual describes. Our approach is to have a team led by both a Branch Manager and Account Manager who will coordinate the workflow with a team consisting of 13 staff members. The primary staff will report to the community 4 days per week. If the weather causes a delay in performing our duties, we will complete our tasks on Friday if necessary. In addition to the overseeing Branch Manager, the team will include the following:

- (1) Account Manager who will:
    - Assist the Branch Manager in managing the crews, ensuring they are meeting schedules.
    - Care for any special maintenance request.
    - Provide follow-up treatments to turf and ornamental weed, insect, and disease pressures.
    - Provide Weekly Reports

- (13) Landscape Maintenance Professionals who will:
    - Be divided into (2) teams. The crew breakdown consists of one (5) man mow, one (4) man detail team, one (2) man agronomy team, and one (2) man irrigation team.
    - **The mow team of (5 men) are dedicated to Tohoqua CDD Monday thru Wednesday. This team will reduce to (4 men) during the off-peak season.**
    - **The Detail team of (4 men) will be onsite once per week.**
    - Each team will be led by a Team Supervisor who will manage experienced Gardeners.
    - One mow team of (5) will manage all community grounds maintenance which will be done in a uniform approach. This team will start and finish each area in 1 day to keep the neat appearance of that area.
    - One detail team of (4) will manage all the pruning and bed maintenance on the property. The property will be divided into 4 sections. Each week the team is scheduled they will complete one of these sections. This will keep all the grounds looking great year-round.
    - One agronomy team of (2) will assist with fertilizing and pest control services.
    - One irrigation team of (2) will assist with inspections and repairs throughout the property.

- Fertilization and Pest Control of turf, trees, and shrubs will be performed by our trained professional staff of (2) pest control operators under the Supervision of Certified Pest Control Operators license-holders.
- Irrigation inspections and repairs will be performed by (2) trained professional irrigation technicians. An additional (1) Irrigation Specialist will be available as needed for diagnosing and troubleshooting. The irrigation team will create zone maps for reporting and efficiency.

Thank you again for allowing Juniper Landscaping the opportunity to submit our proposal for the landscape maintenance and irrigation maintenance services at Tohoqua CDD. We urge you to call on our references to hear the difference our service has made. We look forward to working with you and are confident in our approach and the services we provide. If given the opportunity, we will make you proud that you chose the team of Juniper Landscaping to manage your community's landscape.

Sincerely,

Joshua Burton

Joshua Burton
Regional Director
Juniper Landscaping of Florida, LLC

Tohoqua CDD

ORGANIZATIONAL CHART

Regional Director - Central Maintenance Region
Josh Burton

Branch Manager - Matt Dean

Account Manager
Oscar Murillo Perez

1 Mow Team of 5
1 Detail Team of 4
2 Crew Leader + 7 Crew Members

Agronomy Manager
Ed Wade

2 IPM / Fertilizer Techs

Irrigation Manager
Rick Nogueras

2 Irrigation Techs
Extra support will be provided as necessary

Enhancement Team
Will support additional services as necessary

PEAK SEASON

JUNIPER LANDSCAPING

FINANCIAL STABILITY

Dun & Bradstreet (D&B) is a global provider of business decisioning data, analytics, and insights, offering services for risk management, marketing, and sales intelligence. They maintain a vast data base of world wide businesses, assigning unique D-U-N-S numbers and providing credit scores, business information reports, and other data-driven solutions that help companies make informed decisions about credit, vendors, customers, and compliance.

Our D&B Number is 080889232

Juniper

Juniper Group Acquisition LLC and Subsidiaries

(A Limited Liability Company)

Consolidated Financial Report
December 31, 2024

Contents

Independent auditor's report	1-2
Financial statements	
Consolidated balance sheets	3
Consolidated statements of operations	4
Consolidated statements of changes in member's equity	5
Consolidated statements of cash flows	6-7
Notes to consolidated financial statements	8-31

RSM

RSM US LLP

Independent Auditor's Report

Board of Managers
Juniper Group Acquisition LLC
(A Limited Liability Company)

Opinion

We have audited the consolidated financial statements of Juniper Group Acquisition LLC and Subsidiaries (the Company), which comprise the consolidated balance sheets as of December 31, 2024 and 2023, the related consolidated statements of operations, changes in member's equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements (collectively, the financial statements).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2024 and 2023, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

RSM US LLP

Tampa, Florida
June 13, 2025

Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)

Consolidated Balance Sheets
December 31, 2024 and 2023

	2024	2023
Assets		
Current assets:		
Cash	$ 8,702,693	$ 7,839,884
Accounts and other receivables, net	35,262,550	25,834,919
Contract assets	3,148,845	3,744,353
Costs and estimated earnings in excess of billings on contracts	6,399,784	8,777,764
Inventories	2,978,030	1,583,315
Prepaid expenses and other current assets	3,975,166	3,038,439
Total current assets	60,467,068	50,818,674
Property and equipment, net	31,441,881	27,532,290
Operating lease right-of-use assets, net	14,246,253	9,067,299
Finance lease right-of-use assets, net	10,407,814	5,164,350
Goodwill, net	164,969,870	156,706,858
Trade names, net	19,884,129	13,677,324
Note receivable	515,468	584,534
Deposits	628,856	535,440
Total assets	$ 302,561,339	$ 264,086,769
Liabilities and Member's Equity		
Current liabilities:		
Accounts payable and accrued liabilities	$ 27,276,693	$ 24,678,033
Deferred revenues	2,243,505	1,131,005
Billings in excess of costs and estimated earnings on contracts	4,452,967	1,751,061
Current portion of contingent consideration	5,318,788	489,050
Current portion of operating lease liabilities	2,112,010	1,915,515
Current portion of finance lease liabilities	3,346,457	1,240,527
Income taxes payable	564,611	3,245
Current portion of installment notes payable	3,923,909	4,227,243
Current portion of long-term debt	1,576,000	1,323,500
Total current liabilities	50,814,940	36,759,179
Line of credit	6,500,000	2,500,000
Deferred income taxes	1,965,157	-
Contingent consideration, net of current portion	6,638,520	2,850,000
Operating lease liabilities, net of current portion	12,419,526	7,346,592
Finance lease liabilities, net of current portion	7,785,516	4,031,365
Installment notes payable, net of current portion	3,675,484	7,285,214
Long-term debt, net of current portion and unamortized deferred loan costs	155,251,546	126,109,460
Total liabilities	245,050,689	186,881,810
Commitments and contingencies (Notes 9, 15 and 16)		
Member's equity	57,510,650	77,204,959
Total liabilities and member's equity	$ 302,561,339	$ 264,086,769

See notes to consolidated financial statements.

Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)

Consolidated Statements of Operations
Years Ended December 31, 2024 and 2023

	2024	2023
Landscape maintenance contracts revenue	$ 201,065,182	$ 135,105,820
Contract revenues—installation and construction	94,634,979	78,662,838
Total revenues	295,700,161	213,768,658
Cost of revenues—landscape maintenance contracts	112,649,480	79,153,571
Cost of contract revenues	73,489,673	56,371,755
Total cost of revenues	186,139,153	135,525,326
Gross profit	109,561,008	78,243,332
Operating expenses:		
Salaries and wages	25,968,206	17,552,921
Depreciation and amortization	40,340,476	30,611,491
General, administrative and other shop expenses	75,682,562	45,394,082
Total operating expenses	141,991,244	93,558,494
Operating loss	(32,430,236)	(15,315,162)
Financial expense:		
Interest expense	21,079,283	15,527,692
Total financial expense	21,079,283	15,527,692
Loss before income tax expense	(53,509,519)	(30,842,854)
Income tax expense	46,962	-
Net loss	$ (53,556,481)	$ (30,842,854)

See notes to consolidated financial statements.

Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)

Consolidated Statements of Changes in Member's Equity
Years Ended December 31, 2024 and 2023

Balance, December 31, 2022	$ 103,708,757
Rollover equity	1,500,000
Distributions	(19,811)
Equity-based compensation	2,858,867
Net loss	(30,842,854)
Balance, December 31, 2023	77,204,959
Capital contributions	20,552,731
Rollover equity	5,250,000
Equity-based compensation	8,059,441
Net loss	(53,556,481)
Balance, December 31, 2024	**$ 57,510,650**

See notes to consolidated financial statements.

Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)

Consolidated Statements of Cash Flows
Years Ended December 31, 2024 and 2023

	2024	2023
Cash flows from operating activities:		
Net loss	$ (53,556,481)	$ (30,842,854)
Adjustments to reconcile net loss to net cash (used in) provided by operating activities:		
Depreciation and amortization	40,340,476	30,611,491
Amortization of operating lease right-of-use assets	2,511,095	1,572,037
Loss on sale/disposal of property and equipment	8,285	158,743
Equity-based compensation	8,059,441	2,858,867
Amortization of deferred loan costs	1,087,336	807,828
Changes in the estimated fair value of contingent consideration	(621,034)	-
Measurement period adjustment	(399,557)	(105,996)
Allowance for credit losses	691,221	306,087
Deferred income taxes	(424,139)	-
Changes in working capital components:		
Accounts and other receivables	(4,283,967)	(453,769)
Contract assets	595,508	(2,559,269)
Costs and estimated earnings in excess of billings on contracts	2,377,980	(4,901,981)
Inventories	(1,056,625)	78,051
Prepaid expenses and other current assets	535,509	(782,511)
Deposits	(93,416)	(189,078)
Accounts payable and accrued liabilities	(2,961,825)	6,189,512
Deferred revenues	1,112,500	63,031
Billings in excess of costs and estimated earnings on contracts	2,701,906	611,055
Operating lease liabilities	(2,420,620)	(1,473,586)
Income taxes payable	561,366	-
Net cash (used in) provided by operating activities	(5,235,041)	1,947,658
Cash flows from investing activities:		
Purchases of property and equipment	(4,174,551)	(2,372,501)
Business acquisitions, net of cash acquired	(35,750,000)	(10,572,643)
Collection of note receivable	69,066	61,561
Proceeds from sale of property and equipment	220,652	223,748
Net cash used in investing activities	(39,634,833)	(12,659,835)
Cash flows from financing activities:		
Distribution to member	-	(19,811)
Borrowing from line of credit	8,500,000	5,500,000
Payments on line of credit	(4,500,000)	(5,500,000)
Payments on installment notes payable	(4,278,581)	(4,138,675)
Payments of deferred loan costs	-	(1,627,630)
Capital contributions	20,552,731	-
Proceeds from long-term debt	29,750,000	20,476,750
Payments on long-term debt	(1,442,750)	(989,500)
Payment of contingent consideration	(625,000)	(625,000)
Payments on principal of finance lease liabilities	(2,223,717)	(486,636)
Net cash provided by financing activities	45,732,683	12,589,498
Net increase in cash	862,809	1,877,321

(Continued)

Juniper Group Acquisition LLC and Subsidiaries
(A Limited Liability Company)

Consolidated Statements of Cash Flows (Continued)
Years Ended December 31, 2024 and 2023

	2024	2023
Cash:		
Beginning	$ 7,839,884	$ 5,962,563
Ending	$ 8,702,693	$ 7,839,884
Supplemental disclosure of cash flow information:		
Cash paid for interest	$ 20,737,480	$ 14,913,372
Supplemental schedule of noncash investing and financing activities:		
Contingent consideration related to business acquisition	$ 9,864,292	$ 2,850,000
Due to sellers (holdback) issued in business acquisition as consideration	$ -	$ 1,607,911
Rollover equity issued in connection with business acquisitions	$ 5,250,000	$ 1,500,000
Operating lease assets obtained in exchange for new operating lease liabilities in connection with business acquisitions	$ 5,311,429	$ 1,134,677
Operating lease assets obtained in exchange for new operating lease liabilities	$ 2,378,620	$ 1,943,592
Finance lease assets obtained in exchange for new finance lease liabilities	$ 8,083,798	$ 5,407,243
Equipment acquired under installment notes payable	$ 365,517	$ 4,138,675

See notes to consolidated financial statements.

Tab Four

JUNIPERCARES.COM

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY FORM

NAME OF PROPOSER COMPANY: __Juniper Landscaping of Florida LLC____

NAME OF PERSON COMPLETING THIS BID: __Susan Chapman_____

EMAIL: ___Susan.chapman@juniperlandscaping.com_____

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2026. All proposals shall be in accordance with the Project Manual.

I. Annual Contract Proposal Amount Year 1 and Sum of Five Years:

It is important to also submit the Excel spreadsheet provided as bid sheets as part of the project manual. There is one bid sheet for Tohoqua CDD. All pricing is submitted based on the Scope of Services included with the Project Manual.

Year 1 Total Tohoqua CDD	$518,619.00
Sum of Five Year Pricing Tohoqua CDD	$2,698,903.00
Annual Total Future Phase 8 A & B	$74,777.00

II. Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

Yes_____(1) authorized to do business in Florida, and
Yes_____(2) holds all required state and federal licenses, in good standing;
Yes_____(3) has at least five (5) years' experience with landscape maintenance projects; and

III. Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE
1	4/13/2026

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Orange

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

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

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

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

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

5. By signing below, and by not filing a protest within seventy-two (72) hours after the initial advertisement of the Request for Proposals, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

[signature on following page]

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

Dated this 21 day of April 2026.

Proposer: Juniper Landscaping of Florida LLC
By: Susan Chapman
Title: Client Relations Manager

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 21st day of April 2026, by Susan Chapman of Juniper, who is personally known to me or who has produced FL DL as identification, and did [✓] or did not [ ] take the oath.

Notary Public, State of Florida
Print Name: Elizabeth Ryan
Commission No.: HH531348
My Commission Expires: 5/27/28

ELIZABETH RYAN
Notary Public
State of Florida
Comm# HH531348
Expires 5/27/2028

PROPOSAL FORM

PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Juniper Landscaping of Florida LLC

Street Address 4415 Metro Parkway Suite 300

P. O. Box (if any) _____

City Ft. Myers State Florida Zip Code 33916

Telephone 407 717-6557 Fax no. _____

1st Contact Name Susan Chapman Title CRM

2nd Contact Name Josh Burton Title Regional Manager

Parent Company Name (if any) NA

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 4687 S. Orange Blossom Trail

P. O. Box (if any) _____

City Kissimmee State Florida Zip Code 34746

Telephone 407 717-6557 Fax no. _____

1st Contact Name Susan Chapman Title CRM

2nd Contact Name Josh Burton Title Regional Manager

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

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

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

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

Name: Edward Wade

Position / Certifications: Agronomy Manager , CPCO

Duties / Responsibilities: Manages all aspects of the Agronomy Project

Percent of Time to Be Dedicated to This Project: 15 %

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

Project Name/Location: Solivita HOA Poinciana, Florida

Contact: Lorrie Gutzmer Contact Phone: 407 308-2260

Project Type/Description: HOA

Duties / Responsibilities: Manages all aspects of Agronomy services within the HOA

Dollar Amount of Contract: Over 7 million

Proposer's Scope of Services for Project:

Includes all landscape maintenance including agronomy, irrigation and arbor services for the HOA

Dates Serviced: November, 2024 to Present

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

OFFICERS

PROPOSER: Juniper Landscaping of Florida LLC DATE: 4/20/26

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Brandon Duke	CEO	Oversees company	Ft. Myers, Florida
Dan deMont	CRO	Oversees sales	Ft. Myers, Florida
Jake Rubin	COO	Oversees operations	Tampa, Florida
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Juniper Landscaping of Florida LLC DATE: 4/20/26

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Matt Dean	Branch Manager	Oversees branch	Kissimmee	10% 1 day/wk	10	20
Oscar Perez	Account Manager	Oversees operations	Kissimmee	35% 2 days/week	5	12
Edward Wade	Agronomy Manager	Oversees Agronomy	Kissimmee	15% 1 day/week	15	35
Josh Benton	Enhancement Manager	Oversees enhancements	Kissimmee	10%	15	25
Rick Nogueras	Irrigation Manager	Oversees irrigation	Kissimmee	20% 1 Day/wee	10	15

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

PROPOSER: Juniper Landscaping of Florida LLC DATE: 4/20/26

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	John Deer 54" Mowers	2	Kissimmee
1	John Deere 72" Mowers	2	Kissimmee
1	Ford F250	2	Kissimmee
1	18' Enclosed Trailer	2	Kissimmee
1	Isuzu Cab Over Dump Bed	2	Kissimmee
1	Isuzu Agronomy Truck	4	Kissimmee
2	Z Spray Ride On Sprayers	4	Kissimmee

PROPOSAL FORM
PART III – EXPERIENCE

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

Project Name/Location: Heritage Isle CDD

Contact: Brian Mendes Contact Phone: 407 472-2471

Project Type/Description: Maintenance of common areas, roadways and ponds

Dollar Amount of Contract: $300,000

Scope of Services for Project: Full Service Landscape Maintenance

Dates Serviced: 3 years

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2025 = $313,710,000

2024 = $392,561,339

2023 = $213,768,658.00

- *Please provide the following information for at least 3 References. Attach additional sheets if necessary.*

Project #1 Name/Location: Center Lake Ranch CD St. Cloud, Florida

Contact: Ashley Sanchez Contact Phone: 646 881-2520

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

Full Service Landscape Maintenance

Includeds maintenance, agronomics, irrigation, flowers, mulch, tree and palm pruning

Is this a current contract? Yes x No ___

Project #2 Name/Location: Beaumont CDD Wildwood, Florida

Contact: Tammy Collins Contact Phone: 860 997-9030

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

Full Service Landscape Maintenance

Includeds maintenance, agronomics, irrigation, flowers, mulch, tree and palm pruning

Is this a current contract? Yes X No ___

Project #3 Name/Location: Solivita Community Association Kissimmee

Contact: Lorrie Gutzmer Contact Phone: 407 308-2260

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

Full Service Landscape Maintenance

Maintain 5400 homes, roadways, retention ponds

Is this a current contract? Yes X No ___

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

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

What is the Proposer's current worker compensation rating? 1.1

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

If yes, please describe each incident _____

- *Is the Proposer or any of its affiliates presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ No X If yes, please provide:

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

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

_____

_____

_____

_____

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

None

_____

_____

_____

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

None

_____

_____

_____

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

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

_____

_____

_____

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

_____

_____

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

_____

_____

_____

_____

EXHIBIT 2 - FEE SUMMARY TOHOQUA CDD

Proposer: Juniper Landscaping of Florida

Property: Tohoqua CDD

	2026 OCT	2026 NOV	2026 DEC	2027 JAN	2027 FEB	2027 MAR	2026 APR	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2027 SEP	TOTAL	Future Service Area 8 A&B (Not included in Annual Total)
GENERAL SERVICES (Schedule A)	29,348	29,348	29,348	29,348	29,348	29,348	29,348	29,348	29,348	29,348	29,348	29,348	$352,176	48770
TURF CARE (Schedule B)	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	4,585	$55,020	13350
TREE / SHRUB CARE (Schedule C)	547	547	547	547	547	547	547	547	547	547	547	547	$6,564	882
BEDDING PLANTS (Schedule D)													$0	
BED DRESSING (Schedule D) *1,460 Yards of Bed Dressing*		60,420											$60,420	4275
PALM TRIMMING (Schedule D) *235 Sabal* *(4C Amenity Center) 12 Sabal, 1 Foxtail, 3 Ribbon*											9,435		$9,435	0
IRRIGATION MAINT. (Schedule E) *287 Number of Zones*	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	$35,004	7500
Totals	**$37,397**	**$97,817**	**$37,397**	**$37,397**	**$37,397**	**$37,397**	**$37,397**	**$37,397**	**$37,397**	**$37,397**	**$46,832**	**$37,397**	**Annual Total $518,619**	$ 74,777.00

Period	Year	Annual Total
October 2026 to September 2027	Year 1	$ 518,619.00
October 2027 to September 2028	Year 2	$ 528,991.38
October 2028 to September 2029	Year 3	$ 539,571.21
October 2029 to September 2030	Year 4	$ 550,362.63
October 2030 to September 2031	Year 5	$ 561,369.88
Sum of Five Year Pricing		$ 2,698,903.00
Future Service Area 8 A & B Annual Total		$ 74,777.00

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Non Arborist/General Cleanup	$ 85.00	per Hour
	$	per Hour
	$	per Hour

B. Debris removal equipment unit costs:

Debris Removal	$ 375.00/Truck	per Hour
Debris Removal Equipment	$ 118.00	per Hour
	$	per Hour

C. Other emergency/disaster related unit costs:

Arborist Crew	$ 6500.00/Day	per Hour
Tree Staking Standard Size	$ $68/Tree	per Hour
Tree Staking Large Size	$ 98.00/Tree	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster without separate authorization. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

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

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

1. This sworn statement is submitted to Tohoqua Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CRM for Juniper Landscaping of Florida LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 4415 Metro Parkway Suite 300
   Ft. Myers, Florida 33916

4. Proposer's Federal Employer Identification Number (FEIN) is LO9000012442

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

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

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

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

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

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

person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

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

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

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

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

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

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

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

Dated this 21st day of April 2026.

Proposer: Juniper Landscaping of Florida LLC
By: Susan Chapman
Title: CRM

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 21st day of April 2026, by Susan Chapman of Juniper, who is personally known to me or who has produced FL DL as identification, and did [✓] or did not [ ] take the oath.

ELIZABETH RYAN
Notary Public
State of Florida
Comm# HH531348
Expires 5/27/2028

Notary Public, State of Florida
Print Name: Elizabeth Ryan
Commission No.: HH531348
My Commission Expires: 5/27/28

4876-9932-0876.5

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), *FLORIDA STATUTES*, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

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

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

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of CRM for Juniper Landscaping of Florida LLC ("Proposer"), and am authorized to make this Sworn Statement on behalf of Proposer.

3. Proposer's business address is 4415 Metro Parkway Suite 300

   Ft. Myers, Florida 33916

4. Proposer's Federal Employer Identification Number (FEIN) is LO9000012442

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

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

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

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

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

Dated this 21st day of April 2026.

Proposer: Juniper Landscaping of Florida LLC

By: Susan Chapman

Title: CRM

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 21st day of April 2026, by Susan Chapman of Juniper Landscaping of Florida LLC who is personally known to me or who has produced FL DL as identification, and did [ ] or did not [ ] take the oath.

Notary Public, State of Florida
Print Name: Elizabeth Ryan
Commission No.: HH531348
My Commission Expires: 5/27/26

ELIZABETH RYAN
Notary Public
State of Florida
Comm# HH531348
Expires 5/27/2028

4876-9932-0876.5

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Susan Chapman, as CRM, on behalf of Juniper Landscaping of Florida LLC, (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;

   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

   (e) Causing or threatening to cause financial harm to any person;

   (f) Enticing or luring any person by fraud or deceit; or

   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

By: Susan Chapman

Name: Susan Chapman

Title: CRM

Date: 4/20/26

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Susan Chapman, as CRM, of Juniper Landscaping of Florida LLC, who is ☐ personally known to me or ☑ who produced FL DL as identification this 21st day of April, 2026.

ELIZABETH RYAN
Notary Public
State of Florida
Comm# HH531348
Expires 5/27/2028

(Notary Seal)

Notary Public

4876-9932-0876.5

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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

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

PRODUCER
MARSH USA LLC.
1050 CONNECTICUT AVENUE, SUITE 700
WASHINGTON, DC 20036-5386

CN138350647---25-26

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

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : General Security Indemnity Company Of AZ	20559
INSURER B : Safety National Casualty Corporation	15105
INSURER C : Great American Insurance Co.	16691
INSURER D : American Guarantee & Liability Insurance Co.	
INSURER E : Mercer Insurance Company	
INSURER F : Endurance American Specialty Insurance Company	41718

INSURED
Juniper Landscaping of Florida, LLC
4415 Metro Pkwy
Ste 300
Fort Myers, FL 33916-9425

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY			GSA4639112661-01	07/01/2025	07/01/2026	EACH OCCURRENCE	$	1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$	100,000
							MED EXP (Any one person)	$	10,000
							PERSONAL & ADV INJURY	$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$	2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$	2,000,000
	OTHER:						Fire Damage	$	100,000
B	AUTOMOBILE LIABILITY			CA6676920	07/01/2025	07/01/2026	COMBINED SINGLE LIMIT (Ea accident)	$	5,000,000
E	X ANY AUTO			22200099900 ($2Mxs$2M primary)	07/01/2025	07/01/2026	BODILY INJURY (Per person)	$	
F	OWNED AUTOS ONLY / SCHEDULED AUTOS			EXT30091805100 ($1Mxs$4M)	07/01/2025	07/01/2026	BODILY INJURY (Per accident)	$	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$	
								$	
C	X UMBRELLA LIAB X OCCUR			TUE 3161764 06 ($5M Primary)	07/01/2025	07/01/2026	EACH OCCURRENCE	$	10,000,000
D	EXCESS LIAB CLAIMS-MADE			AEC 6661232-02 ($5Mxs$5M)	07/01/2025	07/01/2026	AGGREGATE	$	10,000,000
	DED RETENTION $							$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			LDS4069460 (FL,NC,PA,SC,TX)	07/01/2025	07/01/2026	X PER STATUTE OTH-ER		
B	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N	N / A		PS4069459 (WI)	07/01/2025	07/01/2026	E.L. EACH ACCIDENT	$	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below			Deductible: $500,000			E.L. DISEASE - EA EMPLOYEE	$	1,000,000
							E.L. DISEASE - POLICY LIMIT	$	1,000,000
G	Professional Liability			VPPL022057	01/01/2025	01/01/2026	Ded.:$5K /Limit:		2,000,000
H	Pollution Liability			EV20184607-07	01/01/2025	01/01/2026	Ded:$10K /Limit:		3,000,000

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

CERTIFICATE HOLDER

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: CN138350647
LOC #: Washington

ADDITIONAL REMARKS SCHEDULE

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

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

INSURERS AFFORDING COVERAGE/NAIC #

INSURER G: Gemini Insurance Company (10833)
INSURER H: Capital Specialty Ins Corp ()

Leased & Rented Equipment and Installation Floater:

Carrier: Munich Re Syndicate 457 at Lloyd's of London
Policy#: 01MRCM0001043-00
Dates: 07/01/2025 - 07/01/2026

Leased & Rented Equipment Limit/Deductible: $500,000 / $2,500
Installation Floater Limit/Deductible: $250,000 / $1,000

The above captioned policies include coverage for the following entities:

Juniper Landscaping of Florida, LLC
Coast to Coast Landscaping, LLC
Davis Landscape LTD
Elegant Landscape and Design Inc.
Juniper Landscape Services, LLC
Juniper Landscaping Shared Services, LLC
Juniper of Bradenton, LLC
Juniper Landscaping Holdings LLC
Landscape Maintenance Professionals, LLC
Landscape Logistics LLC
Prestige Property Maintenance, Inc.
Rips Professional Lawncare, LLC
Shooter & Lindsey, LLC

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Juniper Landscaping of Florida, LLC

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

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

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) C

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

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

Exempt payee code (if any) N/A

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) N/A

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

PO Box 628395

Requester's name and address (optional)

6 City, state, and ZIP code

Orlando, FL 32862-8395

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

2 6 – 4 2 4 2 6 4 1

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person Date 1/20/2025

General Instructions

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

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

What's New

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

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

Purpose of Form

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

SECTION d.

Tohoqua Community Development District
c/o Government Management Services, Central FL, LLC
219 East Livingston St
Orlando, FL 32801

Attn: Brittany Brookes

Subject: Landscape Management Proposal

OmegaScapes, Inc sincerely appreciates the opportunity to present this proposal for landscape maintenance services at **Tohoqua Community Development District.**

OmegaScapes is a premier full-service provider of commercial grounds maintenance services in the Central Florida area. As a respected local industry professional, we have the good fortune of providing our services for some very prestigious customers in a variety of markets. It would be our pleasure to serve you as well.

We truly hope this information affords OmegaScapes your favorable consideration. Please feel free to review the enclosed proposal package and contact me should you have any questions, require additional information, or would like to schedule a meeting to review our submittal in more detail.

Our team of professionals are ready to begin our partnership with you and to exceed your expectations. The entire OmegaScapes team is looking forward to working with you.

Sincerely,

Jared Berryman
VP of Operations

OMEGASCAPES

Who are we?

Omegascapes, Inc. is a full service, commercial landscape management company headquartered in Orlando, FL. We currently service all of Central Florida and are working our way into the East Coast/Melbourne and Tampa markets. Our services include landscape maintenance, irrigation services, fertilization and pest control, arbor care, and landscape improvements. Our focus is on properties with extensive landscapes that require a high level of detail and attention. Our promise is proactive landscape management with the highest level of customer service in the industry at the best value.

Where did we come from?

Our entire management team and ownership have all worked for the largest companies in our industry, and we feel that Omegascapes has blended the best qualities of a large operation with the benefits of a smaller, family owned business. It is becoming more and more evident that "bigger" isn't necessarily better in a landscape maintenance company. What really matters is "are you big enough". Our sister company, Lake Conway Landscaping, specializes in large scale commercial landscape development which is a nice compliment to Omegascapes' ability to manage those same types of landscapes. With both companies available to you, we have plenty of resources and "muscle" for whatever your needs may be.

What makes Omegascapes different?

The biggest difference is simple: ***We do what we promise… and we manage ourselves.***
Seems too simple, right? Well, what we have discovered by listening to prospective clients for the last five years is that this concept is sorely lacking in the industry. To be successful at this puts a lot of responsibility on us, though. It is much easier to over promise to make a sale… and then under deliver while having lots of excuses. I'm sure many of you have experienced this with other contractors. If we deal with the reality of the challenges and create and execute a plan of success based on achievable goals, we now become your partner and not just another contractor. Why? Because we have helped you and your property achieve the curb appeal that everyone said they could provide but didn't.

Why should you choose us?

The short answer is… because you are tired of the empty promises and failed executions. Omegascapes is fully committed to raising the bar in our industry one client at a time, one property at a time. We refuse to under bid a property like many of our competitors do just to close a sale. To properly manage a landscape on any given property takes the man-hours it takes *every single visit*. No company can magically do this consistently for less hours with a smaller crew at a cheaper price. We will dedicate the staff, equipment, and resources to your property to meet the expectations that were agreed upon. We will offer you proactive solutions, and a plan to get it done, and you won't have to chase us down and beg us to do it. If we discover that budgets are not ideal, we will offer the best plan possible that focuses on the priority areas first so your team, guests, and residents can see the improvements. Omegascapes will bring the right vision, the right plan, the right resources, and the right management to be successful.

We are different. We do what we promise. We make landscaping simplified.

Overview of Tohoqua CDD approach

Omegascapes, Inc. has reviewed the RFP documents, understands the scope of work outlined, and has visited the site to do a full inspection of current conditions. Our approach to the services as described in the scope of services provided is to have an average full-time staff of 6 team members to service the property Monday through Thursday during the peak growing season. We will perform the regular mowing events on all areas during this time, and then detail 1/3 of the shrub beds entirely to meet the RFP scope of 17 times annually. Our team will be policing the entire property each week as well to inspect all areas.

In addition, we will have an irrigation technician on-site an average of 5 days each month to inspect the system as specified. Incidental repairs will be made during this time, while larger repairs will be estimated, approved, and scheduled to be completed within the district's timeframe. Fertilization and Pest Control services will be handled with monthly visits and applications to fulfill the specifications of the RFP. Reports for both services will be provided to the district as required.

Palm services will be performed twice per year excluding Sabal palms (1x) and mulch once per year as requested. Regular site inspections and walkthrough meetings with client will also occur as requested. Coordination with Irrigation Manager for regular inspections and for any landscape enhancements will be performed as specified to ensure plant material always has the proper water it needs to flourish.

The overall approach taken by Omegascapes is focused on a level of quality that will ensure the district's landscape is consistently healthy and aesthetic.

Site Inspection

Current landscape seems to be in reasonable to good health. We observed some malnutrition in shrubs and palms as well as minor weed infestation in certain areas. Some turf areas have common "hot spots" that are wilting due to seasonal temperatures. Mulch looks ok currently and turf appears mostly in good health.

Exclusions

Omegascapes is excluding "maintenance of hardscape – flatwork, columns, fences, and monuments" except for regular inspections, removal of debris created from our landscape services, and management of crack weeds. All other routine, structural, and chemical maintenance of these to be done by others. Omegascapes is also excluding all hardwood tree trimming above 12', however this can be provided on a proposal basis.

Approach to Pruning

Omegascapes uses best management practices for all pruning. This ensures that each plant species or cultivar is specifically cared for by its own individual needs. For shrubs, we will round edges as specified in scope. For palms, we will trim at 10 and 2 o'clock as specified. Tree trimming will be performed as specified as well. Ornamental grasses will be cut back each year in early spring.

Approach to Pest, Weed, and Disease

Control Turf and shrub applications will be on a rotating bi-monthly basis. This means we will be on-site each month inspecting the entire landscape and applying scheduled services. If we identify other issues, they will be addressed while on-site. This is a high level of attention we feel the property is needing. Herbicide in turf and shrub beds will be applied on regular intervals to promote minimal weed presence.

Approach to Maintenance of Hardscape

As mentioned above, Omegascapes is excluding all "maintenance of hardscape – flatwork, columns, fences, and monuments" beyond regular inspections, removal of debris created from our landscape services, and management of crack weeds. Structural and chemical maintenance of these to be done by others. However, the "doggie stations" are included in this bid to be changed once a week, as needed.

Irrigation System

Omegascapes will work closely with the District Irrigation Manager, carefully following the scope specified in the RFP. We have included one Irrigation tech, for 5 days each month for inspections of the district's irrigation system. Upon our initial property audit, and continuing each inspection, we will submit a written report clearly communicating the status and any concerns we have with the system, as well as a plan to correct if needed.

Staff Levels

An average of a 6-man crew for 42 weeks per year for mowing, and a partial crew 52 weeks for detail services, one irrigation tech, monthly pest control and fertilizer application cycles. Dedicated Account Manager available as needed in addition to regular managing of crew and support staff. Office management and administrative staff available as needed. Owner of company available as needed. Furthermore, our sister company Lake Conway Landscaping and all its staff, equipment, and resources are available as needed as well for larger installation projects.

Key OmegaScapes Personnel & Brief Resumes

Kevin Carmean is the owner of OmegaScapes and Lake Conway Landscaping. He obtained his bachelor's degree in Business Management from Rochester College, is a Licensed Irrigation Contractor and is FNGLA certified as a Horticultural Professional, Landscape Contractor and Technician. In his 25+ years in the industry, Kevin has been responsible for well over $250 million in landscape installations. Prior to starting OmegaScapes and LCL, he worked for one of the world's largest landscape companies, successfully managing over 150 employees with an annual revenue exceeding $30 million. The combination of Kevin's experience, management style and personality have allowed him to put together and maintain the best team of landscape professionals in the industry.
Kevin@Omegascapes.com 407-930-6010

Fab Monsanto is a seasoned professional with over a decade of experience in the construction industry. Holding a degree in Business Management from DeVry University, Fab currently serves as the Accounting Manager at OmegaScapes, where she combines her financial expertise with industry knowledge to support operational growth and strategic decision-making. Known for her attention to detail and results-driven mindset, Fab plays a key role in streamlining processes and ensuring financial stability within the company. Fab@OmegaScapes.com 407-730-3026

Jared Berryman is our Vice President of both companies, OmegaScapes and Lake Conway Landscaping. He has over 20+ years of industry experience. He has worked on several large projects in the Orlando area. Some of his previous and present projects around Central FL include Flamingo Crossings Housing East and West, Reunion Resort & Club of Orlando, Bella Collina, Celebration Point, numerous Hilton Resorts, Epic Universal Theme park and many more. Jared has a Bachelor of Science degree from the University of Florida in Environmental Horticulture, State of Florida Irrigation Specialty Contractor and Agriculture Best Management Practices certified. He also holds an OSHA 30 certification. Jared prides himself in attention to detail and this effort shows not only in the standards of our crews and managers, but also our responsiveness and the high quality of our projects.

Jared@OmegaScapes.com 407-516-3547

Oscar Figueroa is our Irrigation Manager with 10+ years of industry experience. Oscar is an expert in large, complex irrigation systems and specializes in 2-wire central control systems. He is a seasoned operator & field technician, especially with 2-wire. He stays up to date with Florida Irrigation Society & Irrigation Association. Oscar has a history of effectively managing multiple irrigation crews at once while producing quality irrigation systems. He oversees all OmegaScapes Irrigation Technicians.

Oscar@OmegaScapes.com 407-450-5766

Chris Arnold Chris Arnold is our Operations Manager with 25 years in the industry. Prior to joining OmegaScapes, Chris worked for one of the largest landscape companies and was responsible for overseeing $5 million in annual revenue across multiple sites. Chris managed very large projects, including Reunion Resort, Marriott, and Marriott timeshares resorts. Chris holds certifications with FNGLA, and a certification in BMP. Chris prides himself in leading his crews to provide the best customer satisfaction, attention to detail, and going above and beyond clients expectations for the properties.

Chris@OmegaScapes.com 407-883-5191

Shane Bradley is a Senior Account Manager with over 22 years landscape maintenance, irrigation, and enhancement experience. He helps train new Account managers, all while caring for his larger, high-end properties himself. His main focus is on the best solutions possible to his clients, to provide them the most quality end product. Shane is very hands on with his crews and you will see him often with them on his properties.

Shane@Omegascapes.com 407-963-6598

Equipment To Be Used During Services

Isuzu NPR Crew Cab Work Trucks

STIHL Two-Cycle Machines

Backpack Sprayers

60” Mower

52” Stander ZTR Mower

Commercial Spray Rig

96” ZTR Mower

Omegascapes Team Members and Labor Approach

- Highly visible safety vest or shirts with logo and PPE
- Professional appearance
- Minimum one crew member fluent in English and Spanish
- Property will be serviced weekly with an average of a 6 man crew each cycle, mowing entire property and detailing sections to break up the property into 1/3 increments, thus detailing the entire property every 3 weeks.
- 42 mowing cycles, 17 detail cycles
- High profile areas such as parks and common entryways inspected weekly, 52 weeks a year.
- Typical crew is composed of 1 Foreman and 5 additional labor personnel.

Sample Monthly Irrigation Report

OMEGASCAPES

JOB NAME: _____
JOB NUMBER: _____
DATE: _____
CONTROLLER: _____
PAGE: _____ OF _____

Program A (current): M T W T F S S
Program A (adjust): M T W T F S S
Program A Start time: _____

Program B (current): M T W T F S S
Program B (adjust): M T W T F S S
Program B Start time: _____

Program C (current): M T W T F S S
Program C (adjust): M T W T F S S
Program C Start time: _____

Zone Number											
Sprays/Rotors											
Run Times											
Straighten Heads											
ARC/Radius Adj											
Partial Clog											
Broken Head											
Rotor Not Rotating											
Leaking Head											
Broken Pipe											
Broken riser											
Severe Clog											
Broken Nozzle											
Incorrect Nozzle											
4" to 6" Spray/Rotor											
6" to 12" Spray/Rotor											
Add 12" to Riser											
Raise Heads in Shrubs											
Raise Heads in Turf											
Relocate Heads											
Add Heads											
Valve Not Operating											
Maint. Damage											
Other											

SAMPLE

Comments:

_____

_____

Technician: _____ Date: _____

Sample Monthly Pest Control and Fertilization Report

OMEGASCAPES

28th Street, Orlando, FL 32805

(407) 930-6010

info@OmegaScapes.com

Date: _____ Job Number: _____

Material to be Treated: _____

Time Arrival: _____ am/pm Time Departure: _____ am/pm Total Time: _____

Weeds or pest to be Treated: _____

Treatment Information

Chemicals	EPA Reg. #	Rate/100 gal	Rate/1000 sq. ft.	Units	Total Used

SAMPLE

Method of Control: __ JD9 __ Lawn Gun __ Wand __ Backpack __ TurfCo __ Vortex Spreader __ Other _____

Area Treated (sq. ft.) _____ Weather/Temperature _____

Technician notes and Service Details:

_____

_____

_____

_____

_____

Spray Operator: _____ Identification #: _____

Customer : _____

Sample Property Evaluation Report

OMEGASCAPES

Property Evaluation

Job Name: _____ Date: _____

Manager: _____

Overall Appearance	A	B	C	D	F
A. Turf Condition					
1) Grass cut at proper height					
2) Sprayed/trimmed around signs, poles, etc.					
3) Weed Control					
4) Edged					
5) Bare areas					
6) Disease or insect present					
B. Plant Material					
1) Pruned Properly					
2) Beds weeded or sprayed					
3) Beds edged					
4) Disease or insect presents					
5) Debris					
6) Dead or missing plant material					
C. Sidewalks, Driveways or Parking lots					
1) Blown					
2) Dead or missing plant material					
3) Weed control					
D. Annual beds					
1) General Appearance					
2) dead or missing plant material					
3) Weed control					

SAMPLE

Comments: _____

Completed by: _____ Manager: _____

Exhibit "A"

Pricing Summary for

Tohoqua Community Development District, Orlando FL

***Year 1 pricing summary**

Core Services:

Grounds Maintenance:	$ 329,415 per year	$ 27,451.25 per month
Irrigation Maintenance:	$ 50,623 per year	$ 4,218.58 per month
Fertilization & Pest:	$ 49,207 per year	$ 4,100.58 per month
Total	**$ 429,245 per year**	**$35,770.42 per month**

Additional Services:

Mulch (total):	$ 88,007 per year	$ 7,333.92 per month
Palms-2x year (total):	$ 12,548 per year	$ 1,045.66 per month
Grand Total-	**$ 529,800 per year**	**$ 44,150 per month**

OMEGASCAPES

Exhibit "B"

Frequency Breakdown for

Tohoqua Community Development District, Orlando FL

FUNCTION	*J*	*F*	*M*	*A*	*M*	*J*	*J*	*A*	*S*	*O*	*N*	*D*	*TOTAL*
MOWING (Zoysia)	2	2	3	4	4	5	4	5	4	4	3	2	42
MOWING (Bahia High Profile)	2	2	3	4	4	5	4	5	4	4	3	2	42
MOWING (ROW)	2	2	3	4	4	5	4	5	4	4	3	2	42
MOWING (Ponds Non-IRR)	2	2	2	2	3	4	4	4	3	2	2	2	32
HARD EDGING	2	2	3	4	4	5	4	5	4	4	3	2	42
BED EDGING	2	2	3	4	4	5	4	5	4	4	3	2	42
AIR BLOWING	2	2	3	4	4	5	4	5	4	4	3	2	42
WEED EAT/LINE TRIM	2	2	3	4	4	5	4	5	4	4	3	2	42
SHRUB TRIM (every 3 weeks)	1	1	1	1	1	1	1	1	1	1	1	1	17
SPRAY/PULL WEEDS	1	1	1	1	1	1	1	1	1	1	1	1	12
CRAPE MYRTLE PRUNING	0	1	0	0	0	0	0	0	0	0	0	0	1
ONSTIE POLICING- 52 WEEKS	4	4	4	4	4	5	4	5	4	4	4	5	52
PALM-ARBOR CARE (sabals 1x)	0	0	1	0	0	0	0	0	1	0	0	0	2
ZOYSIA CHEM/FERT	1	1	1	1	1	1	1	1	1	1	1	1	12
SHRUB CHEM/FERT	0	1	0	1	0	1	0	1	0	1	0	1	6
ANNUALS	0	0	0	0	0	0	0	0	0	0	0	0	0
IRRIGATION CHECK	1	1	1	1	1	1	1	1	1	1	1	1	12
MULCH – 1460 yards	0	0	0	0	1	0	0	0	0	0	0	0	1

CORPORATE INFORMATION

OmegaScapes, Inc.

Physical Location:

4954 N. Apopka Vineland Road
Orlando, FL 32805

Office: (407)930-6010 -

www.OmegaScapes.com

Incorporation: Florida - May 2015

FEIN: 47-4138224

License / Certification

- FNGLA Certified Landscape Contractor, Technician & Horticulture Professional
- Irrigation State of FL license holder
- Lawn and Ornamental Pest Control
- WaterStar Certified in Florida
- Applicable city and county occupational licenses.

Insurance

- General Liability $2,000,000 each occurrence
- Umbrella $5,000,000
- Auto $1,000,000
- Workers Compensation $1,000,000

Current Project Reference

OMEGASCAPES

Storey Park CDD
Orlando, FL

Services Provided: Full service, turfcare and ornamental maintenance, including mulch, and palms trimmed yearly. Irrigation checks monthly are also included. Miles of roadway and sidewalks make up this beautiful sprawling landscape. Project Value over $500,000 per year.

m

Reference contact: Alan Scheerer, phone:407-398-2890
Email: acheerer@gmscfl.com

Current Project Reference

OMEGASCAPES

Flamingo Crossing East & West
Orlando, FL

Services Provided: High end, resort style community for the Disney internship program. This is a 52 week per year maintenance contract and everything is included, complete with a full time maintenance staff. Project value over $1.2M per year.

Reference Contact: Maria Mella, phone 321-201-5573
Email: mmella@americancampus.com

OMEGASCAPES

Current Project Reference

Hilton Grand Vacations Club- Sea World
Orlando, FL

Services Provided: Another high-quality resort project. We have had this contract for over 5 years and client is beyond happy with our work. Full service, landscape and onsite team, dedicated 52 weeks per year including all weekends. Project Value over $350,000 per year.

Reference Contact: Abed Ereikat, phone 407-387-1301
Email: abed.ereikat@hgv.com

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE / GROUNDS MAINTENANCE SERVICES

REQUEST FOR PROPOSALS NO.

PROJECT MANUAL
ISSUE DATE March 13, 2026

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PUBLIC NOTICE

REQUEST FOR PROPOSALS
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
Osceola County, Florida

Notice is hereby given that the Tohoqua Community Development District ("**District**") will accept proposals from qualified firms ("**Proposers**") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available beginning **March 13, 2026, at 9:00 AM (ET)**. The Project Manual is available by emailing Brittany Brookes, Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, at bbrookes@gmscfl.com.

Proposal Requirements. In order to submit a proposal, each Proposer must: (1) be authorized to do business in Florida; (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. Copies of the Project Manual will not be available at that meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have requested a copy of the Proposal Manual via email.

Submission of Proposals. Firms desiring to provide services for this project must submit proposals no later than **April 27, 2026, at 11:00 AM (ET)** at Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: Brittany Brookes. The proposals will be publicly opened at that time and place. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Protests. Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing within seventy-two (72) hours after the first advertisement of the Request for Proposals. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager at 219 E. Livingston St., Orlando, FL 32801.

Evaluation of Proposals. The Board is expected to evaluate the proposals at a public meeting on **May 6, 2026 at 9:00 AM (ET)**, at 1830 Fulfillment Drive, Kissimmee, Florida 34744. Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed **in writing by e-mail only** to Brittany Brookes at bbrookes@gmscfl.com no later than **April 15, 2026, at 5:00 PM (ET).**

NOTICE OF MEETINGS

Unless certain circumstances exist where a public opening is unwarranted, all proposals will be publicly opened at a special meeting of the District to be held at **11:00 AM (ET), April 27, 2026, at the offices of Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801**. Proposer names and total pricing will be announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time. The Board is expected to evaluate the proposals at a public meeting on **May 6, 2026, at 9:00 AM (ET), at 1830 Fulfillment Drive, Kissimmee, Florida 34744** A copy of the agenda for either meeting can be obtained from the District Office at 219 E. Livingston St., Orlando, FL 32801 or by phone at (407) 841-5524.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above locations will be present a speaker telephone so that any Board Supervisor or staff member can attend the meetings and be fully informed of the discussions taking place either in person or by telephone communication. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations to participate in the meetings is asked to advise the District Office at (407) 841-5524, at least 48 hours before either meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Tohoqua Community Development District
George Flint District Manager

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services
Osceola County, Florida

INSTRUCTIONS TO PROPOSERS

DATE	EVENT
March 13, 2026	RFP Notice is issued; RFP package available for download.
March 13 to April 27, 2026	Site inspections available. *Please contact Alan Scheerer, Field Manager at 407-841-5524 or Ascheerer@gmscfl.com to schedule a time to visit the site. No verbal interpretations or answers will be given at site visits.*
April 15, 2026 at 5:00 PM (ET)	Deadline for questions (in writing only).
April 27, 2026 at 11:00 AM (ET)	Proposal submittal deadline; bid opening.
May 6, 2026 at 9:00 AM	Board meeting for evaluation of proposals

1. **DUE DATE.** Sealed proposals ("**Proposals**") must be received from interested parties ("**Proposer**") no later than **April 27, 2026, at 11:00 AM (ET)** at **Governmental Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, Attention: District Manager**. Unless certain circumstances exist where a public opening is unwarranted, proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. **SUBMISSION OF PROPOSAL.** Submit one (1) original hard copy & one (1) digital PDF copy (flash drive or disc required – no email submissions accepted), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. Proposals may be mailed or hand-delivered, but the Proposer is solely responsible for ensuring that the Proposal is received by the applicable deadline. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Tohoqua Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer.

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

4. **FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other

conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof.

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

5. PROJECT MANUAL. The "Project Manual" and any addenda thereto, will be available by request from Brittany Brookes at bbrookes@gmscfl.com.

6. QUALIFICATIONS OF PROPOSER; MANDATORY AND PERMISSIVE REQUIREMENTS. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. The following are mandatory minimum qualifications. All other requirements will be considered in the evaluation process and may affect scoring or responsiveness. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. All other requirements set forth in the Project Manual shall be deemed "permissive," in that a Proposer's failure to meet any requirement described in mandatory terms such as "shall," "will," "mandatory," or similar language does not automatically disqualify the Proposer's Proposal, but instead in the Board's discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

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

8. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Brittany Brookes at bbrookes@gmscfl.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to such questions will be issued by Addenda to all parties. Questions received after **April 15, 2026, at 5:00 PM (ET)** will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

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

10. PROPOSAL FORMS AND BID SHEETS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. **Bid Sheets:** Proposer shall complete an Excel spreadsheet provided with the Project Manual to indicate five years of pricing based on the Scope of Services. Please use the Excel spreadsheet provided as Bid Sheets. All yellow cells on both bid sheets should be completed. Bidder is responsible to check formulas, typos, and all numbers before submittal. Five years of pricing is required. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal.

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

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

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

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

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

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

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

G. Bid sheet which is a completed proposal pricing in Excel format based on the Scope of Services. Pricing should be for five years of service. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal.

H. Copy of current certificate of insurance.

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

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

14. PRICING. Proposers shall submit their price information on the supplied Excel bid sheets with all yellow spaces completed. There is also a form for proposed Emergency Clean Up Services that must be included with the proposal submittal. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their five year pricing shall not increase but remain consistent with the submitted pricing proposal throughout the term of the contract agreement unless a written submittal for a price increase provided by the contracted service provider is submitted to the Board of Supervisors for consideration at a duly noticed public meeting.

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

16. CONTRACT AWARD. The contract awarded pursuant to this RFP is anticipated to commence on **October 1, 2026**, with an initial term of one (1) year and up to four (4) optional annual renewals, for a total contract term of five (5) years. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The District and the selected contractor ("**Contractor**") will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any

and all Proposals. The District reserves the right to award by items, groups of items, or total proposal.

17. INDEMNIFICATION; LIMITATION OF LIABILITY. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

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

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

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

20. BLACK-OUT PERIOD/CONE OF SILENCE. The black-out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

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

singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

22. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

23. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the initial advertisement; and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: **Tohoqua Community Development District, c/o: Governmental Management Services, Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801, ATTN: George Flint, District Manager.** A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount equal to 1% of the anticipated total contract award (including the initial one year term of the contract and all renewal terms) that is the subject of the protest. If the protest relates to the Project Manual, or a decision to reject all proposals, the protest bond shall be in the amount of Twenty Thousand Dollars ($20,000.00). In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. In the event that the protest is settled, the protest bond may be applied as set forth in the settlement agreement. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

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

a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

25. FOREIGN INFLUENCE. By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous 5 years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statues*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statues*.

26. ANTI-HUMAN TRAFFICKING REQUIREMENTS. The successful Contractor must certify that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The successful Contractor agrees to execute an affidavit certifying the same in compliance with Section 787.06(13), *Florida Statutes*.

TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT
Request for Proposals – Landscape and Irrigation Maintenance Services

EVALUATION CRITERIA

Factor	Description	Points
1.	**Completeness of Proposal** Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and organized appropriately.	5
2.	**Experience** Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor. This may also include the quality of client references.	25
3.	**Qualifications of Key Personnel** Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.	25
4.	**Machinery, Equipment, and Manpower** Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.	20
5.	**Cost** Cost Proposal will be evaluated using the following formula: (Lowest Proposed Cost / Proposer's Cost) X 25 = Total Cost Points *Note: a sum of five (5) years of pricing for current service areas will be considered for purposes of determining the lowest cost proposal.*	25
Total		100

Evaluation notes: Once proposals are received, the District's Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria, information provided in response to reference checks, and any other information available to the Districts and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

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

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY FORM

NAME OF PROPOSER COMPANY: Omegascapes, Inc.

NAME OF PERSON COMPLETING THIS BID: Jared Berryman, VP of Operations

EMAIL: Jared@omegascapes.com

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2026. All proposals shall be in accordance with the Project Manual.

I. Annual Contract Proposal Amount Year 1 and Sum of Five Years:

It is important to also submit the Excel spreadsheet provided as bid sheets as part of the project manual. There is one bid sheet for Tohoqua CDD. All pricing is submitted based on the Scope of Services included with the Project Manual.

Year 1 Total Tohoqua CDD	$ 529,800
Sum of Five Year Pricing Tohoqua CDD	$ 2,812,779
Annual Total Future Phase 8 A & B	$ 109,800

II. Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

JB (1) authorized to do business in Florida, and
JB (2) holds all required state and federal licenses, in good standing;
JB (3) has at least five (5) years' experience with landscape maintenance projects; and

III. Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE
1	4/13/26

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Orange

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

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

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

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

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

5. By signing below, and by not filing a protest within seventy-two (72) hours after the initial advertisement of the Request for Proposals, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

[signature on following page]

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

Dated this 15 day of April 2026.

Proposer: Omegascapes, Inc.
By: Jared Berryman
Title: VP of Operations

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of April 2026, by Jared Berryman of OmegaScapes, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

JILLIAN LICHNER
Notary Public
State of Florida
Comm# HH745280
Expires 1/23/2030

Notary Public, State of Florida
Print Name: Jillian Lichner
Commission No.: HH745280
My Commission Expires: 01·23·2030

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Omegascapes, Inc.

Street Address 4954 N. Apopka Vineland Rd.

P. O. Box (if any) _____

City Orlando State FL Zip Code 32818

Telephone 407-930-6010 Fax no. _____

1st Contact Name Jared Berryman Title VP of Operations

2nd Contact Name Chris Arnold Title Operations Mgr.

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

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

In what State was the Proposer organized? Florida Date 5/28/2015

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

If no, please explain _____

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

If no, please explain _____

- *What are the Proposer's current insurance limits? (Please attach a current certificate of insurance and review the enclosed form of contract for requested insurance limits for this project)*

General Liability	$ 2,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	5/1/2026

*Note- Umbrella liability policy at $5,000,000 also in effect.

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

State of Florida- Irrigation Specialty Contractor, SCC131151484. Yes, good standing.

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 4954 N. Apopka Vineland Rd.

P. O. Box (if any) _____

City Orlando State FL Zip Code 32818

Telephone 407-930-6010 Fax no. _____

1st Contact Name Jared Berryman Title VP of Operations

2nd Contact Name Chris Arnold Title Operations Mgr.

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

1 Supervisors, who will be onsite 4 days per week;
1 Technical personnel, who will be onsite 5 days per Month; and
5 Laborers, who will be onsite 4 days per week.

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

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

Name: Chris Arnold

Position / Certifications: FNGLA Certified Landscape Technician #T00594, Maintenance Technician #M00108, Certified Horticulture Professional #H12279

Duties / Responsibilities: Operations Manager

Percent of Time to Be Dedicated to This Project: 20 % (or more as needed)

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

Project Name/Location: All projects in Orlando

Contact: Chris Arnold Contact Phone: 407-883-5191

Project Type/Description: High-end, Resort maintenance and Retail mainenance.

Duties / Responsibilities: Chris oversees all the properties in Orlando and assists AM's daily.

Dollar Amount of Contract: $5,000,000 annual revenue overseen.

Proposer's Scope of Services for Project: All Landscape maintenance services.

Dates Serviced: 2019- present

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

OFFICERS

PROPOSER: Omegascapes, Inc. DATE: 4/15/26

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Kevin Carmean	President	Oversees all Operations and financial desicions	Maitland, FL
Jared Berryman	VP of Operations	Day to Day Operations, all client and contract interactions	Umatilla, FL
Fab Monsanto	VP of Accounting	All accounting functions, Payroll etc.	St. Cloud, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Omegascapes, Inc. DATE: 4/15/26

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Chris Arnold	Operations Mgr	Oversees all Omega, jobs & employees	Orlando	20% / 1 day week	7	25
Shane Bradley	Sr. Account Mgr.	Direct contact, onsite.	Orlando	33% / 2-3 days week	5	20
Darcel Ashley	Production Mgr.	Help with onsite production /crews/scheduling	Orlando	50% / 2-3 days week	5	15
Oscar Figueroa	Irrigation Mgr.	Irrigation support	Orlando	10% / 1 day week	3	15

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

PROPOSER: Omegascapes, Inc.

DATE: 4/15/26

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
3	Exmark 52" Stand up mowers	1- Tohoqua only, brand new.	Our office- Orlando
2	96" Exmark riding mowers	2- these handle our large ponds for CDD's	Our office- Orlando
1	Billy Goat- ride on blower	1- Tohoqua only, brand new.	Our Office-Orlando
8	Misc Stihl handheld power tools	1- Tohoqua only, brand new.	Our office- Orlando
2	Truck/dump body Izuzu NPR	1- Tohoqua only	Our office- Orlando

PROPOSAL FORM
PART III – EXPERIENCE

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

Project Name/Location: Storey Park CDD

Contact: Alan Scheerer, GMS Contact Phone: 407-398-2890

Project Type/Description: Same style community as Tohoqua, high end roadways, trails, ponds etc.

Dollar Amount of Contract: $506,886 per year

Scope of Services for Project:

Mowing, bed detail, irrigation monitoring, fertilizations, mulch etc.

Dates Serviced: 2020 to present day

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2025 = $5,545,102

2024 = $5,356,208

2023 = $5,229,366

- *Please provide the following information for at least 3 References. Attach additional sheets if necessary.*

Project #1 Name/Location: Flamingo Crossing Student Housing- Winter Garden, FL

Contact: Maria Mella Contact Phone: 321-201-5573

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): All of the same scope but more detail oriented with a 52 week per year and emergency services contract. This is a Disney property and holds to those high standards.

$1,100,000 annual contract

Is this a current contract? Yes x No ___

Project #2 Name/Location: Hilton Grand Vacations Club- Seaworld

Contact: Abed Ereikat Contact Phone: 407-387-1301

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): All of the same scope above and then some. This is a high level resort style maintenance program. Again, 52 weeks per year, 7 days a week.

$350,000 annual contract. Plus extra installation budgets each year.

Is this a current contract? Yes x No ___

Project #3 Name/Location: Hamlin at Silverleaf POA North and South

Contact: Paul Schumacher Contact Phone: 407-617-1005

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Very nice roadway maintenance inside the Hamlin community of West Orange County. All services above, resulting in a beautiful and pristine community.

$225,000 annual contract.

Is this a current contract? Yes x No ___

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

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

What is the Proposer's current worker compensation rating? MOD 1.04

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

If yes, please describe each incident We had an employee a couple years ago that was suffering from seizures and would have them often, resulting in loss of work after each occurence.

*this was reported to OSHA and determined to be personal and therefore non-work related.

- *Is the Proposer or any of its affiliates presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ No x If yes, please provide:

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

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

_____

_____

_____

_____

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

None

_____

_____

_____

_____

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

None

_____

_____

_____

_____

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

Identify the Case # and Tribunal:_____

Describe the Nature of the Action:_____

_____

_____

_____

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

_____

_____

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

_____

_____

_____

_____

PROPOSAL FORM
PART IV – PRICING BID SHEETS AND EMERGENCY CLEAN UP SERVICES COSTS

Please submit the Excel spreadsheet provided as bid sheets and part of the project manual. All yellow cells should be filled in. Proposer is responsible to check formulas, math and typos before submittal. Five years of pricing are required. Here is a depiction of the bid sheets – these depictions do not need to be filled in but completed bid sheet (one print copy of bid sheet and electronic format) are required as part of the submittal. Pricing is in accordance with the Scope of Services included in the Project Manual. Please complete the proposed costs for Emergency Clean Up services to be included with the submittal.

EXHIBIT 2 - FEE SUMMARY TOHOQUA CDD

Proposer:

Property: Tohoqua CDD

	2026 OCT	2026 NOV	2026 DEC	2027 JAN	2027 FEB	2027 MAR	2026 APR	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2027 SEP	TOTAL	Future Service Area 8 A&B (Not Included In Annual Total)
GENERAL SERVICES (Schedule A)													$0	
TURF CARE (Schedule B)													$0	
TREE / SHRUB CARE (Schedule C)													$0	
BEDDING PLANTS (Schedule D)													$0	
BED DRESSING (Schedule D) *1,460 Yards of Bed Dressing*													$0	
PALM TRIMMING (Schedule D) *235 Sabal (4C Amenity Center) 12 Sabal, 1 Foxtail, 3 Ribbon*													$0	
IRRIGATION MAINT. (Schedule E) *287 Number of Zones*													$0	
Totals	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Annual Total $0	$ -

Period	Year	Annual Total
October 2026 to September 2027	Year 1	
October 2027 to September 2028	Year 2	
October 2028 to September 2029	Year 3	
October 2029 to September 2030	Year 4	
October 2030 to September 2031	Year 5	
Sum of Five Year Pricing		
Future Service Area 8 A & B Annual Total		

*See separate Exhibit 2 Fee summary page in proposal booklet.

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EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Foreman	$ 55.00	per Hour
Laborer	$ 45.00	per Hour
	$	per Hour

B. Debris removal equipment unit costs:

Loader/skid steer	$ 95.00	per Hour
	$	per Hour
	$	per Hour

C. Other emergency/disaster related unit costs:

Dump fees (per 60 yard truckload)	$ 850/truckload	per Hour
	$	per Hour
	$	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster without separate authorization. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

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

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

1. This sworn statement is submitted to Tohoqua Development District.

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

3. Proposer's business address is 4954 N. Apopka Vineland Rd.
Orlando, FL 32818

4. Proposer's Federal Employer Identification Number (FEIN) is 47-4138224

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

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

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

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

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

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

person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

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

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

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

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

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

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

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

Dated this 15 day of April 2026.

Proposer: Omegascapes, Inc.
By: Jared Berryman
Title: VP of Operations

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of April 2026, by Jared Berryman of OmegaScapes, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Jillian Lichner
Notary Public, State of Florida
Print Name: Jillian Lichner
Commission No.: HH745280
My Commission Expires: 01.23.2030

JILLIAN LICHNER
Notary Public
State of Florida
Comm# HH745280
Expires 1/23/2030

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SWORN STATEMENT PURSUANT TO SECTION 287.135(5), *FLORIDA STATUTES*, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

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

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

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

3. Proposer's business address is 4954 N. Apopka Vineland Rd.
Orlando, FL 32818

4. Proposer's Federal Employer Identification Number (FEIN) is 47-4138224

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

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

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

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

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

Dated this 15 day of April 2026.

Proposer: Omegascapes, Inc.

By: Jared Berryman

Title: VP of Operations

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of April 2026, by Jared Berryman of OmegaScapes, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

Jillian Lichner
Notary Public, State of Florida
Print Name: Jillian Lichner
Commission No.: HH745280
My Commission Expires: 01·23·2030

FLORIDA NOTARY ASSOCIATION · SINCE 1976 ·
JILLIAN LICHNER
Notary Public
State of Florida
Comm# HH745280
Expires 1/23/2030

4876-9932-0876.5

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Jared Berryman, as VP of Operations, on behalf of Omegascapes, Inc. _____, (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;

   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

   (e) Causing or threatening to cause financial harm to any person;

   (f) Enticing or luring any person by fraud or deceit; or

   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

By: _____

Name: Jared Berryman

Title: VP of Operations

Date: 4/15/2026

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Jared Berryman, as VP of Op., of OmegaScapes, who is ☐ personally known to me or ☐ who produced _____ as identification this 15th day of April, 2026.

(Notary Seal)

JILLIAN LICHNER
Notary Public
State of Florida
Comm# HH745280
Expires 1/23/2030

_____
Notary Public

4876-9932-0876.5

SECTION e.

Uniting partners through exceptional landscape services

UNITED
Land Services

Tohoqua CDD

UNITED Land Services

Tohoqua CDD

Proposal
For
Landscape & Irrigation Maintenance

April 20th, 2026

Pricing Valid for 90 Days Upon Receipt

UNITED Land Services

April 20, 2026

Tohoqua CDD

c/o GMS

RE: Landscape Maintenance & Irrigation Proposal

Dear Alan,

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*™ because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- **Company History:** Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- **Agreement & Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Chris Marquess
Client Relations and Business Development
United Land Services
cmarquess@unitedlandservices.com

Table of Contents

- Company history, experience and services
- Exclusive Partners and References
- Key Management and Personnel
- Development Strategy
- Narritive and Operational Approach
- Reporting
- Certification
- Scope of Services
- Your Investment

UNITED
Land Services

Company History and Services

UNITED Land Services

Company History

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1400+

Additional Areas Served

- Alabama
  - Montgomery
- Florida
  - Central Florida
  - Ocala
  - Ft. Peirce
  - Fernandina Beach
  - Tampa
  - Bradenton
  - Jacksonville,
  - Ft. Lauderdale
  - Panama City
  - West Palm
- North Carolina
  - Greensboro
  - Charlotte
  - Raleigh
- Georgia
  - Savannah
  - Atlanta

Our History

How It All Started

The Company was founded by Bob Blandford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1400 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

UNITED Land Services

Products & Services

We Are Your All-Inclusive Service Provider

Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.

Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.

Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.

Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.

Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.

Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.

Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.

Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

UNITED
Land Services

Irrigation Experts

Your Team of Certified & Licensed Specialists

Installation, Maintenance & Repairs

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

- **Maintenance -** Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.

- **Improvements -** Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.

UNITED Land Services

Agronomics Program

Certified Pest Control Operators

Fertilization, Pest Control & Agronomy Management

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

- **Pest Control -** United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.

- **Agronomy Management -** We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

UNITED Land Services

Hurricane Preparedness

Plan of Action

United Land Services is able and ready to handle any and all necessary storm cleanup related work. We address the cleanup & remediation process in a three phase approach to get customers back online quickly.

Phase I

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough- fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock- piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove "hangers",

UNITED Land Services

Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing

Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.

SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed and

DAILY VEHICLE INSPECTION:

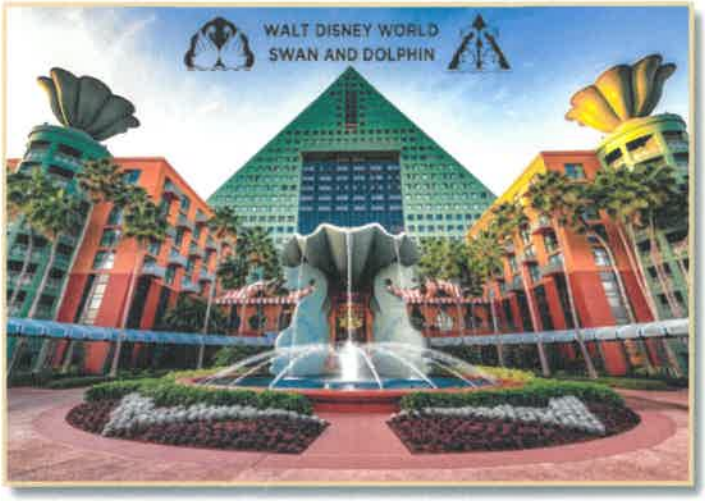
A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public . This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.

UNITED
Land Services

Exclusive Partnerships

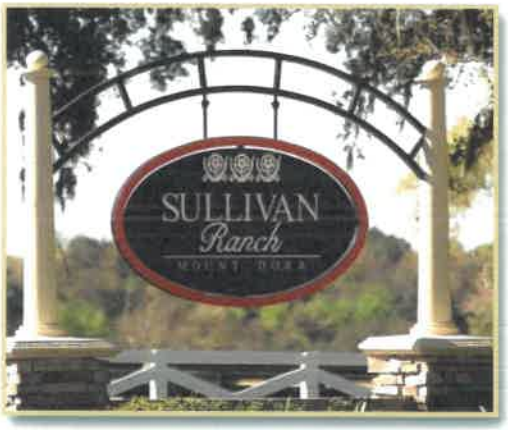
UNITED Land Services

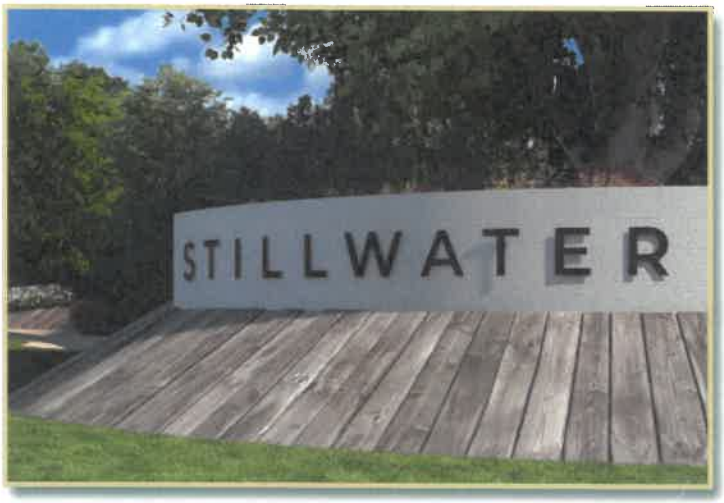
Exclusive Partnership



UNITED
Land Services

Exclusive Partnership





United Land Services References

Property: Country Club at Champions Gate

Name: Stephanie Taylor

Email: Stephanie.taylor@fsresidential.com

Address: 8977 Dove Valley Way Four Corners, Fl 33896

Service: Maintenance free community consisting of 995 homes servicing the landscape maintenance, irrigation and Agronomics.

Property: Bridgewater at Viera HOA

Name: Chris Parkhurst

Email: cparkhurst@lelandmanagement.com

Address: Great Belt Circle Melbourne, Fl 32940

Service: Landscape maintenance and irrigation for all common areas

Property: Town of Kindred

Name: Paul Almonte

Contact : palmonte@artemislifestyles.com

Address: 1508 Park Side Ave Kissimmee, FL 32738

Service: Landscape Maintenance, Irrigation and agronomics for all common areas

Name: Swan and Dolphin Resort at Walt Disney

Name: Eric Oprion—COO

Email: eopron@tishman.com

Service: Landscape maintenance and irrigation for all common areas

Property: Heathrow Master

Name: Deanna Simms—Asst. Division Manager

Email: dsimms@sentrymgt.com

Value: 550,000

Address: 995 Heathrow Blvd Heathrow, Florida 32746

Service: Landscape maintenance and irrigation for all common areas and roadways.

Property: Harmony West CDD and HOA

Name: Shelley Kaercher

Email: shelleykaercher@forestar.com

Address: 6756 Alder Rd, St Cloud, FL 34773

Service: Landscape maintenance, irrigation and agronomics irrigation for the CDD and HOA Clubhouse.

Property: Celebration CDD

Name: Angel Montagna

Email: Angel.Montagna@inframark.com

Address: 313 Campus Street Celebration, Fl 34747

Service: Landscape maintenance and irrigation for common area

CONDEV

April 23, 2024

To whom it may concern:

We are pleased to write this letter on behalf of the team at United Land Services. Our company has been working closely with United on several development projects both on the new landscape installation and maintenance fronts with great results.

United's responsiveness and attention to detail set them apart in the industry and have been a welcome addition to our development process. We now include United very early in the process when contemplating landscape design for new projects. We have found this very beneficial.

We highly recommend United Land Services when considering a dedicated landscape installation and maintenance team.

If we can provide any further information regarding our experience with United Land Services, please do not hesitate to contact us.

Regards,

CONDEV COMPANIES

Chris Gardner

Christopher J. Gardner
President

921 N. Pennsylvania Ave., Winter Park, Florida 32789 • O: (407) 679-1748 F: (407) 679-3120 CondevFL.com

INFRAMARK

210 N University Drive; Suite 702
Coral Springs, Florida 33071
954-603-0033

To whom it may concern, April 18, 2024

I am writing to provide information on our working relationship on behalf of Inframark for United Land Services. Inframark has been working closely with United on several of our accounts, and we have consistently experienced their professionalism and exceptional responsiveness.

Whenever issues arise, United Land Services has shown great proficiency in handling them efficiently and effectively. Their prompt and thorough approach to problem-solving has been instrumental in maintaining the smooth operation of our projects.

Working with United Land Services has been a pleasure for the Inframark teams. Their commitment to delivering high-quality services and their dedication to customer satisfaction have greatly contributed to our successful partnership.

We highly recommend United Land Services for any future collaborations and can assure you that their expertise and professionalism will be a valuable asset to your organization.

Should you require any further information or have any specific inquiries, please do not hesitate to contact me.

Sincerely,

Angel Montagna
Vice President of District Services
Inframark

To Whom it May Concern:

I am writing to wholeheartedly recommend United Land Services for any landscaping projects you may be considering. As the Property Manager for Waterleigh Phase 4 Single Family & Townhome HOA's, I have had the pleasure of working closely with United Land Services on multiple occasions, and I can confidently attest to their exceptional professionalism, expertise, and commitment to excellence.

One example of their commitment to excellence is, when a homeowner called at 7AM on a non-maintenance day with a broken mail line, United's Team displayed remarkable efficiency and professionalism. Within just two hours of the call, they were onsite and swiftly completed the necessary repairs. Their prompt response not only prevented further damage but also minimized inconvenience for the homeowner. Such dedication and commitment to customer service are truly commendable and reflect positively on United's reputation.

Moreover, United Land Services consistently demonstrates a genuine passion for their craft, evident in every aspect of their work. Their dedication to customer satisfaction is unparalleled, and they go above and beyond to ensure that their clients' visions are not only realized but exceeded.

In addition to their technical skills the team at United Land Services is a pleasure to work with. They are approachable, responsive, and collaborative, making the entire process smooth from start to finish.

Based on my experiences, I have complete confidence in United Land Services' ability to deliver outstanding results on any landscaping project they undertake. Their professionalism, creativity, and commitment to excellence make them a truly exceptional partner.

If you have any further questions or require additional information, please do not hesitate to contact me. I am more than happy to provide any assistance I can.

I am certain that you will be as impressed with their work as I have been.

Sincerely,

Heather Burch, LCAM
Property Manager
Access Management
16150 Pebble Bluff Loop
Winter Garden, FL 34787
E: hburch@accessdifference.com P: 407-605-5588

Vestа

Vested in your community.

352.331.9988
5950 NW 1st Place
Suite 160
Gainesville, FL 32607
VestaPropertyServices.com

To Whom It May Concern:

I am pleased to offer the following comments regarding United Land Services. United Land Services is contracted to provide lawn and landscape services for the Longleaf Homeowners Association located in Gainesville, Florida.

Company services were initiated on January 1, 2024, and services continue to the present time. The transition to United Land Services from our former provider was better than anticipated. Such transitions may be a challenge however United Land Services' direct communications made the process easier.

United Land Services' management team continues to meet with the HOA Board President and myself monthly to ensure the proper delivery of landscape services as well as special projects. The company implemented an on-line work order system known as *issuetrak*. I am optimistic this work order system will provide direct communications between the company and HOA owners.

Please do not hesitate to contact me should you require additional information regarding United Land Services' performance.

Kind Regards,

Jessica Felver

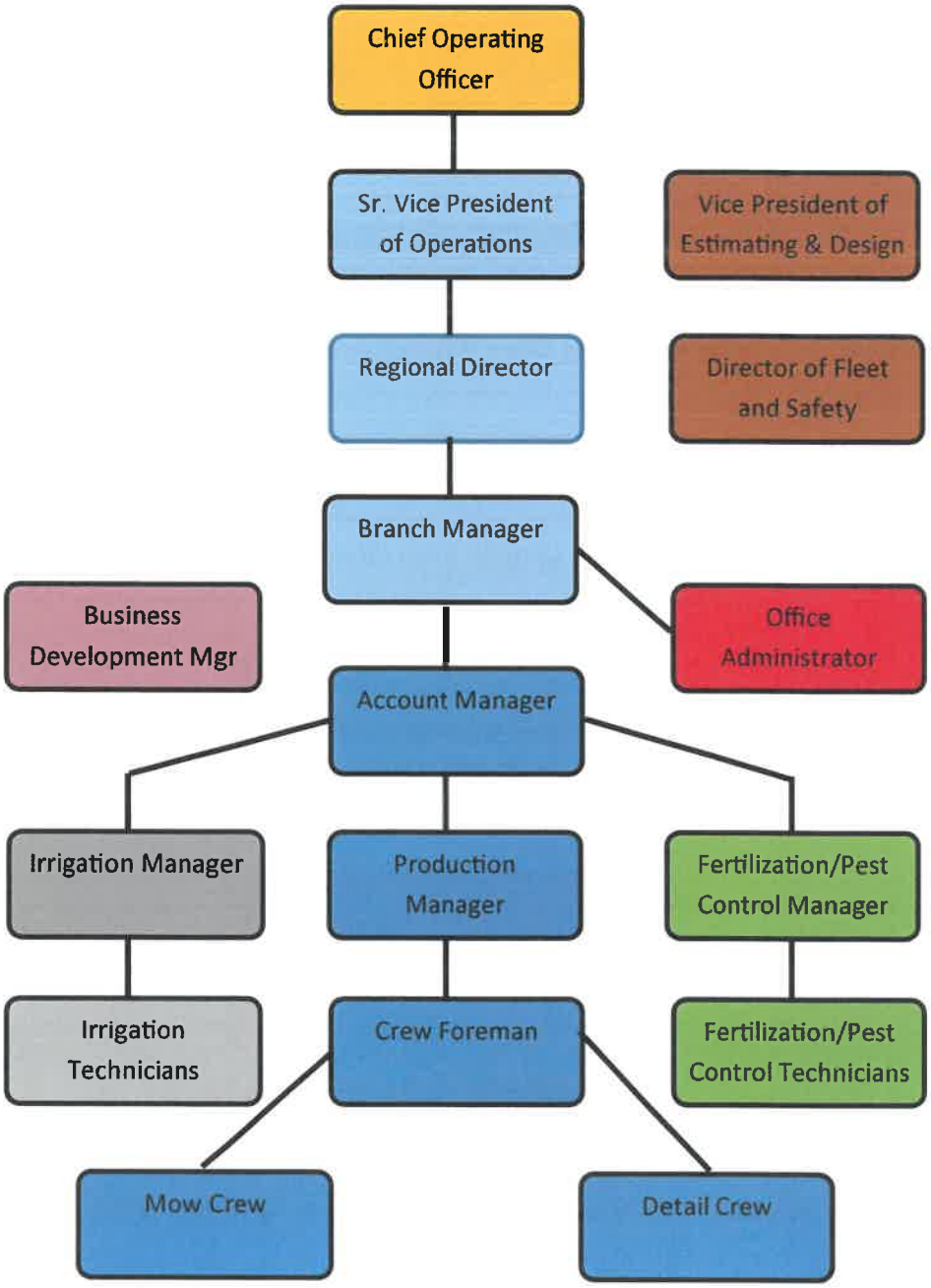
Jessica Felver
C.A.M.
Vesta Property Services
5950 NW 1st Place
Gainesville, FL 32607
352-331-9988
longleaf@vestapropertyservices.com

Key Management and Personnel

Personnel

Corporate Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crew members. This structure ensures robust support for our team and delivers top-notch service to our clients. By setting clear expectations, providing training, and fostering a culture of excellence, we empower each member to excel in their role, guaranteeing professionalism and quality in every interaction. Our commitment to accountability not only strengthens internal cohesion but also ensures that clients receive the utmost satisfaction in every project.



UNITED Land Services

Personnel

Meet Your Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

Regional Vice President

-Jason Ackman

-Oversees all landscape maintenance and installation for the central Florida regions.

Regional Director

-Brett Perez

-Oversees all United Operations in the Region and Offers Assistance to Local Branches.

Branch Manager

-John Borland

-Leads all maintenance operation teams out of the Orlando South / Reunion Branch.

Account Manager

-Cuper Iniguez

-Onsite Management for all crews and primary point of contact for the property.

Business Development Manger

-Chris Marquess

-Works with the district to ensure a smooth onboarding process and secured partnerships.

Director of Fleet and Safety

-Tom Enright

-Develops a comprehensive safety plan company wide. Provides capitol resources for all branches.

UNITED Land Services

Personnel

Meet Your Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

Regional Irrigation Manager

-Tony Roberts

-Oversees all irrigation aspects from scheduling to billing and monitors quality of work with the irrigation department..

Irrigation Tech

-Alex Martenez

-In charge of throughly inspecting the irrigation system each month and making the necessary repairs.

Production Manager

- Samuel Torres

-Works along side crew monitoring quality of work, organizing work schedules, prioritizing tasks and ensuring deadlines are met..

Crew Leader

-Crew Foreman(TBD)

-Overseeing daily tasks, assigning work and ensuring team members perform their duties correctly and safely.

Maintenance Crew

-Maintenance Crew(TBD)

-Completes all aspect of the landscape maintenance program in order to keep the outdoor spaces healthy, attractive and safe for the residents.

Ray Leach

Chief Executive Officer

Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2021 - Present
United Land Services – *Chief Operating Officer*

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021
Southern Scapes – *President*

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

Licenses & Skills

- *Certified Irrigation Contractor*
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
rleach@unitedlandservices.com
linkedin.com/in/ray-leach-8bb505174/

Donnie Cope

Vice President of Operations

Accomplished and goal-driven Vice President with more than 7 years' experience in strategic and tactical business leadership. Expertise includes managing business process change to achieve maximum results with effective planning, organization and communication skills as well as a solutions-oriented approach to problem-solving.

Experience

2015 - Current
United Land Services – *VP of Operations*

- Establishes, implements, and communicates the strategic direction of the organizations operations division.
- Collaborates with executive leadership to develop and meet company goals while supplying expertise and guidance on operations projects and systems.
- Collaborates with other divisions and departments to carry out the organization's goals and objectives.
- Identifies, recommends, and implements new processes, technologies, and systems to improve and streamline organizational processes and use of resources and materials.
- Designed and manages Northeast Florida operations with a diverse staff of qualified project managers

2016 - 2020
Florida Turf Grass – *Owner*

- Sod sales, installation and grading services for Northeast Florida.

2014 - 2016
Outdoor Concepts – *Owner*

- Landscape design and construction services for Northeast Florida.

Education

2001 - 2003
A.A. Business Administration and Management
St. John's Community College

Licenses & Skills

- Creativity
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
dcope@unitedlandservices.com
linkedin.com/in/donnie-cope-69677b20/

Jason Ackman

Regional Vice President

Jason has joined the ULS team as the Regional Vice President of Operations, bringing about 30 years of commercial landscape experience and knowledge to the team. Jason has held a variety of roles in the green industry from operations to owner which plays an integral part in the companies goal to continuously improve for our future and current clients. His expertise will prove as an asset as we continue to grow in commercial landscape industry.

Experience

2023 - Present
United Land Services – *Regional Vice President*

- Formulate best practices in the green industry with all branches
- Implement efficient policies and procedures
- Coordinate labor operations and find ways to ensure customer retention
- Evaluate risk and lead quality assurance efforts
- Develop and oversee budgets and PNL
- Drive an ever improving safety culture

2022-2023
Benchmark Landscaping – *President/ Owner*

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2021-2022
Greenleaf Landscaping – *President*

- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2017-2021
Vesteco Management – *President/Owner of Multifamily Management*

2015-2017
Yellowstone – *Area Field Director*

1996-2017
Ackman Brothers Landscape– *President/ Owner*

Licenses & Skills

- Leadership
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

407-435-9554
jackman@unitedlandservices.com

Brett Perez

Regional Manager of Maintenance

Brett serves as our South Florida Regional Manager of maintenance. He has extensive knowledge in the green industry. Brett brings over 16 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Current
United Land Services – *Regional Manager*

- Achieving business goals and revenue targets.
- Overseeing daily operations, managing budgets, and setting performance objectives.
- Recruiting, training, and supporting branch managers
- Developing and implementing best practices in the green industry
- Planning, evaluating, and optimizing operations to be efficient and cost-effective.
- Dealing with escalated customer issues and incident reports.

2023- 2023
Benchmark Landscaping –*Chief Operating Officer*

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws

2021-2023
Inframark Management Services - *Area Field Director*

- Lead staff by communicating job expectations; planning, monitoring, and appraising job results;
- Design, develop, implement strategic site standards to address the Company's standards and client requirements.
- Instructing field crews on season specific work such as fall pruning, fertilizations, weed treatments, mulching, etc.

2015- 2021
Yellowstone Landscape -*Branch Manager*

2013-2015
Austin Outdoor -*Branch Manager*

2010-2012
Buckhorn Springs Golf and Country Club -*Golf Course Superintendent*

Education

B.S. of Science
Turf Science
University of Florida

Licenses & Skills

- Organization
- Problem solving
- Teamwork
- Leadership

Contact

813-784-1162
bperez@unitedlandservices.com

John Borland

Branch Manager

UNITED Land Services

John has been in the Green Industry for 33 years. He has an extensive background and experience in both landscape architecture and landscape management. John takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2021 - Present
United Land Services – *Branch Manager*

- Planning, scheduling, and implementation of all landscape and enhancement operations throughout the branch.
- Quality control, safety, and routine training.
- Client relations and service

2020-2021
The Greenery - *Senior Branch Manager*

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth

2018-2020
Sun State Nursery - *General Manager*

- Sustain and grow existing business
- Staff training and development of account managers and labor
- Improving quality and operating efficiencies.

2007-2018
Brightview (formally ValleyCrest) - *Branch Manager*

- Mentor account managers for growth and development
- Oversee team for efficient processes, safety, and metrics
- Responsible for growth of contracts, retention of clients and services to commercial clients

2000-2007
Green Heron Landscapes, Inc - *General Manager/ Vice President*

1990-2007
Clarence & David Company - *Branch Manager / Landscape Architect*

Education

1990
B.S. Landscape Architecture
Michigan State University

Licenses & Skills

- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

6386 Beth Road
Orlando, Fl 32824
904-855-5383
jborland@unitedlandservices.com

UNITED
Land Services

Development Strategy

UNITED Land Services

Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.

Premier Landscape Platform

A Reputation of Excellence

Full-Suite of Services

Experienced Management Team

Relationship-Oriented Service

UNITED Land Services

Phased Development Strategy

Plan of Action

Phase I (Days 1-30)

- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.

UNITED Land Services

Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase 1 results and modify "Plan of Action" if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.

UNITED
Land Services

Narritive and Operational Approach

Narrative Approach to Scope of Services – Tohoqua CDD

General Requirements

- ULS is prepared to acquire any and all necessary equipment if not already owned to fulfill the contract requirements.
- An Account Manager will be assigned to the account who will serve as the main point of contact for the District / Owner.
- Field employees will be dressed in ULS branded uniforms at all times. Field crew members are required to wear dark green uniform shirts and ULS branded hi-viz yellow safety vests along with work style boots.
- All ULS vehicles will be clearly marked with our logo.
- A code of conduct and employee handbook outlining policies is provided to employees at the time of hire. Employees are required to review the handbook and sign an acknowledgement form stating they agree to it's content.
- PPE is provided to employees, and required for use at all times. Safety protocols are at the direction of our Fleet & Safety Manager and implemented by our Branch, Account and Production Managers.
- Subcontractors & Consultants may be utilized for select services such as mulch installation, flower installation, palm pruning and agronomics. Those subcontractors will be expected to act as a representative of ULS at all times and adhere to contract requirements.

Reporting

- ULS agrees and is open to regular meetings onsite to review necessary items.
- A designated Account Manager will be assigned to the project to handle such coordination.
- Best efforts will be made to return calls and emails within a timely manner.
- All reports provided in RFP will be used along side ULS reporting

Operations & Maintenance

Schedule Of Services

- Staffing will be adequate to perform the tasks outlined in the Scope of Work for 52 visits
- Pricing includes a full time Irrigation Technician
- The property will be broken into sections
    - Mowing is to be completed in a weekly day schedule
    - The property will be broken into 4 equal sections to complete the detail on a monthly basis.
    - Maps outlining these areas will be provided to the crew and property management.

Turf Care

Mowing

United Land Services intends to approach the mowing of the current areas in this manner.

- Mowing frequencies will be completed per the Scope of Services, for a total of approximately 42 cuts.
- Production maps will be provided to the crew outlining the areas to be mowed per the contract documents.

- The crew will be instructed on what size and type of mower to use based on site conditions and turf type. (48" and 36")
- The proper sequence of mowing operations will be outlined prior to job start.
- Care will be taken when mowing on right of ways and roadways to insure safety to crew members and the general public.

Edging & Trimming

- ULS will edge all hard areas weekly and soft beds on an every other cut sequence.
- MOT precautions will be taken when required.
- Trimming / weedeating will be performed per specifications.

Weed & Disease Control

- ULS will make applications based on site conditions and Best Management Practices.

Fertilization

- Fertilization blends shall be determined based on-site conditions and turf needs
- Soil samples will be taken to ensure the proper fertilization formulas are used.
- ULS will make application decisions based on Best Management Practices.
- Fertilization as directed by Scope of Services 6x per year on St. Aug turf / 4x Shrubs
- Fertilization application will follow all state and city guidelines including black out periods.

Pest Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of turf is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Shrub / Cord Grass & Groundcover Care

Pruning

- Crews will be provided a sectional detail map outlining the property boundaries. This map will evenly divide the property into four sections, each to be completed on a weekly basis.
- Crews will be directed to prune plants using Best Practices, specific to each plant type.
- Care will be taken not to remove buds or blooms on plants while flowering.
- All clippings will be removed after service.

Fertilization

- Fertilization blends shall be determined based on-site conditions and shrub needs.
- Blends will contain a complete bend of nutrients designed for ornamental shrubs.
- ULS will make application decisions based on Best Management Practices.
- Fertilization will follow scope of services 4x for shrubs

Pest & Disease Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of shrubs and ornamentals is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Tree & Palm Trimming

- Trees will be maintained to a height of 8' over pedestrian walkways and 15' over roadways.
- Palm pruning to be completed 1x per year
- Fertilization will be done in conjunction with the ornamental shrub application.

Litter and Debris Removal

- Litter and Debris to be removed prior to mowing.
- All debris generated by maintenance services to be removed by ULS.

Weeding

- ULS will utilize chemical applications to maintain clean, and relatively weed free beds and mulched areas.
- ULS will follow all State & Federal requirements to make such applications. MSDS sheets will be made available.
- Best efforts will be made to keep areas with no mulch or groundcover present free from weeds, but no such guarantee can be made. Mulch and or dense groundcover is vital to weed free planting areas.

Irrigation

- Inspections will be completed on a monthly basis and an inspection sheet provided to the Owner thereafter.
- An initial audit report will be completed with in the first 30 days to access damages and deficiencies and reports will be presented to the Board of Supervisors/ District Manager
- ULS understands that all unreported maintenance deficiences, parts and labor after the 30 day period will be assumed by the contractor.

Response Time

- ULS will provide a dedicated Account Manager that will serve as the main point of contact for the Owner.
- ULS will make best efforts to strictly adhere to all response time expectations.

ULS operations team will conduct all audits of the community with reports, pictures and detailed explanations in the first 30 days to the district manager and Board of Supervisors.

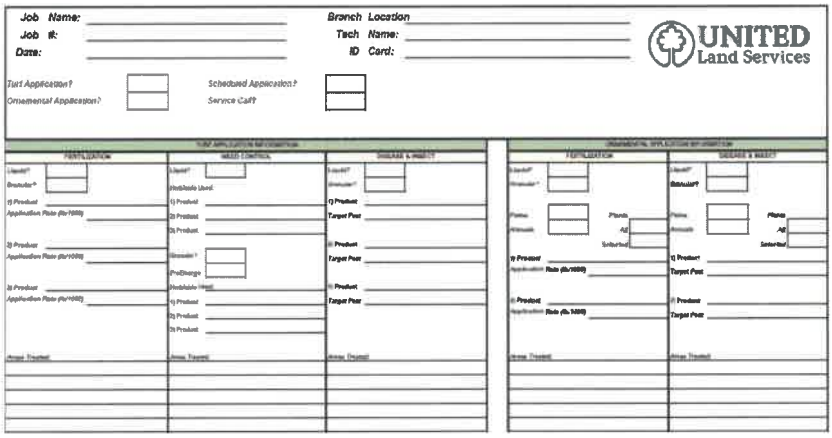
Reporting

UNITED Land Services

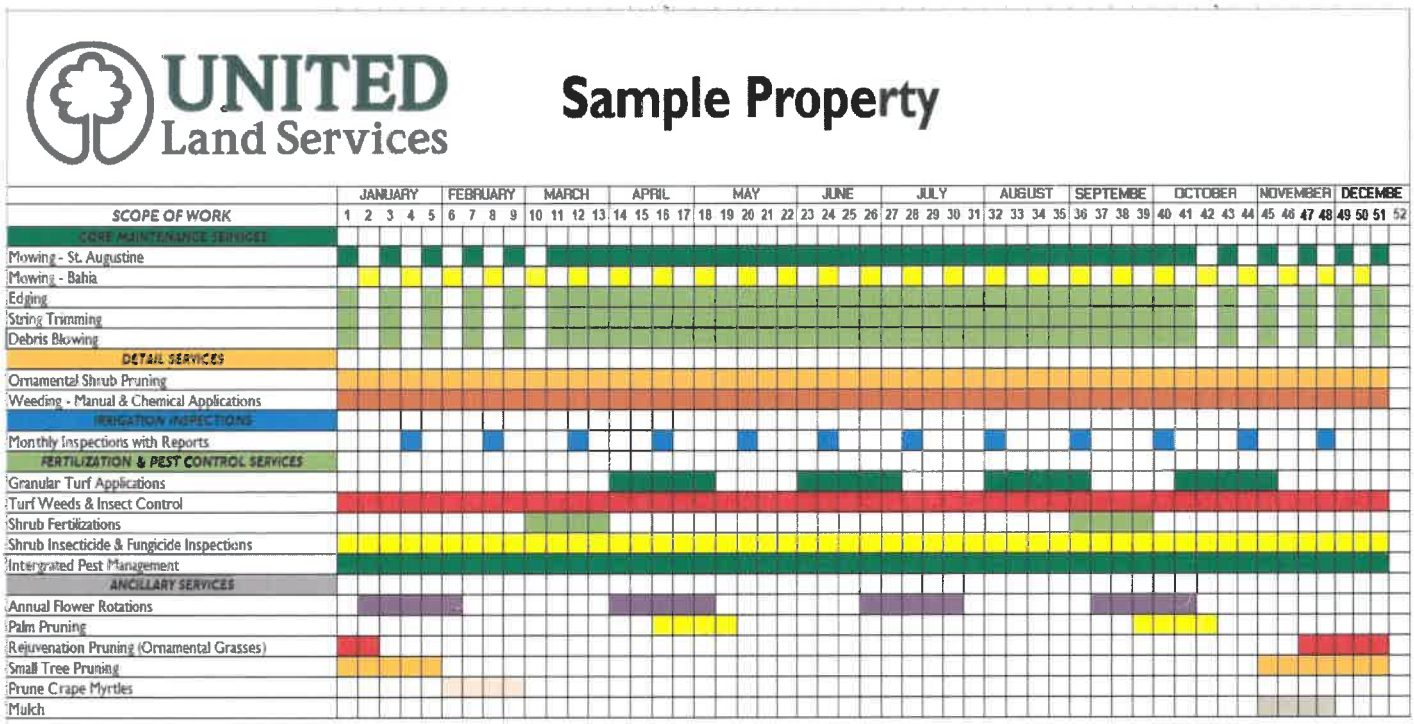
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Agronomics and Irrigation Inspection Reports



Yearly Service Calendar Guideline

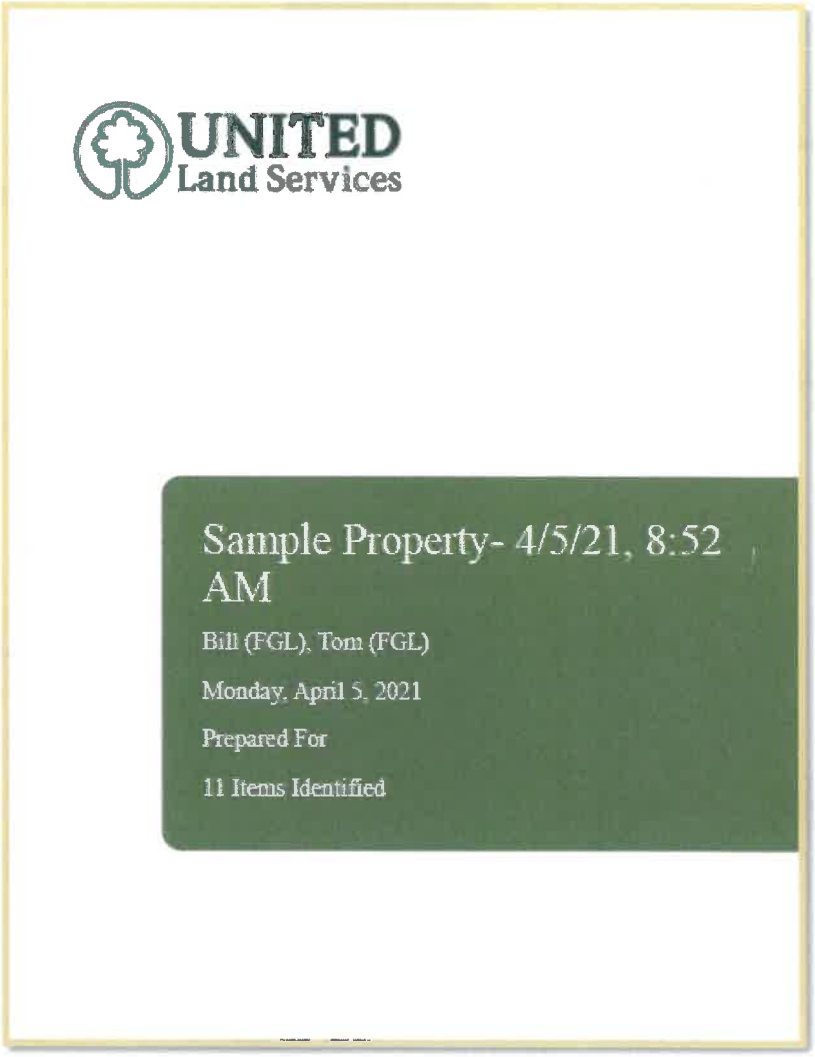


UNITED Land Services

Closing the Communication Gap

Alignment, Execution & Building Partnerships

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



UNITED Land Services

Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE

Issue 1
Selectively remove tall stalks on White BOP in a sectional manor.
Removals tagged with orange tape

Issue 2
Remove Mags on Cody Chase

Issue 3
Declining Washingtonian on Cody Chase

Issue 4
Remove staking kit

SAMPLE

Issue 5
Queen Palm on 46A dead from Ganoderma

Issue 6
Possible irrigation issue on Podocarpus along 46A units

Issue 7
Replace declining Pittisporum with turf

Issue 8
Proposal for method to attach Jasmine to columns / pergola

UNITED Land Services

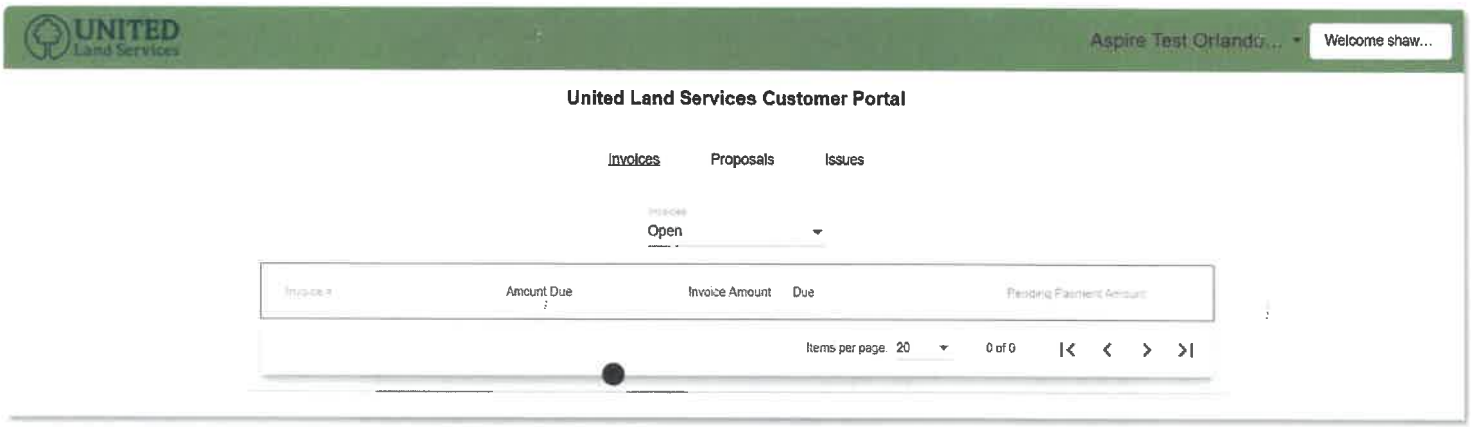
Work Order Software

Accountability, Communication and Productivity

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

UNITED Land Services

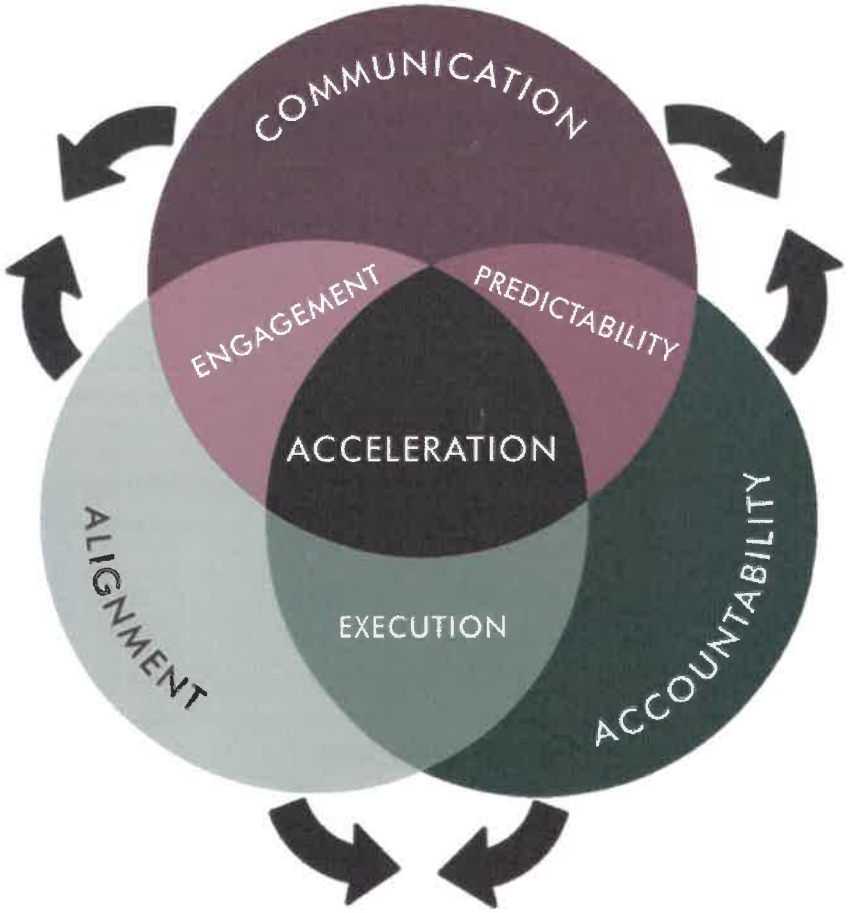
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals. (Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.



Certifications

UNITED Land Services

Certification

Your Agronomics and Irrigation Specialists

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

Date: July 29, 2023 | File No. JF238242 | Expires June 1, 2024

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2024

FRANK WILLIAM KINSEY
3798 CARDINAL OAKS CIRCLE
ORANGE PARK, FL 32085

Lawn and Ornamental

WILTON SIMPSON, COMMISSIONER

FDOT

Donald Cope

Certificate: 605991

Issued: 02/10/2023

Expires: 02/10/2027

Instructor: M. H

Has Completed a FDOT Approved Temporary Traffic Control [redacted]anced

Training Provider: myTTOonline
83 Geneva Dr. Suite 621394
Oviedo, FL 32762
Ph: 407-901-0206

Verify this Certificate at www.mytsdmn.com.

Ron DeSantis, Governor | Melanie S. Griffin, Secretary | dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

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

BLANDFORD, ROBERT JOHN
UNITED HOME BUILDERS OF JACKSONVILLE INC
937 BULKHEAD RD
GREEN COVE SPRINGS FL 32043

LICENSE NUMBER: CBC1251617
EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

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

The International Society of Arboriculture

Hereby Announces That

David J Rivera

Has Earned the Credential

ISA Certified Arborist ®

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

Calvin Pellikan
CEO & Executive Director

9 June 2015 | 30 June 2025 | FL-6545A
Issue Date | Expiration Date | Certification Number

ANAB

IRRIGATION SPRINKLER

St. Johns County
Authorized Contractor

License No: BL-4240

BLANDFORD, ROBERT J

FLORIDA ULS OPERATING LLC DBA UNITED LANDSCAPES

DOB: 7/31/1975

Issued: 9/8/2021

Expires: 9/30/2023

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

CERTIFICATE OF COMPETENCY

BROWARD COUNTY FLORIDA

CECIL E. GESTER

Irrigation Specialty Contractor

UNITED LAND SERVICES

CC# 23-ISC-23109-R | EXPIRES 2024-08-3

UNITED Land Services

Certification

Your Agronomics and Irrigation Specialists

FNGLA
CERTIFIED PROFESSIONAL CONTRACTOR

The Florida Nursery, Growers & Landscape Association
Confers on

Sandra Benton C00236

The Title of
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2024
Certified Since: 11/02/2002

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director

HORTICULTURE PROFESSIONAL
FNGLA
We Know What Grows
FNGLA CERTIFIED

The Florida Nursery, Growers & Landscape Association
confers on

Keely Haverland

The Title of

FNGLA Certified Horticulture Professional (FCHP)

Date: 11/21/2019

Merry Mott, FNGLA
Director of Industry Certifications

UNITED Land Services

Certification

Your Agronomics and Irrigation Specialists

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

Request for Taxpayer Identification Number and Certification

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

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

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Florida ULS Operating LLC

2 Business name/disregarded entity name, if different from above
United Land Services

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

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

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

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

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
12276 San Jose Blvd Suite 747

Requester's name and address (optional)

6 City, state, and ZIP code
Jacksonville, FL, 32223

7 List account number(s) here (optional)

Print or type. See Specific Instructions on page 3.

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

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

Social security number
☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number
8 5 – 2 4 9 7 9 2 5

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

Part II **Certification**

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person ▶ Date ▶ 1/8/202

General Instructions

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

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

Purpose of Form

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

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

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

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

UNITLAN-02 SANTHOSHC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/26/2024

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

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

PRODUCER
New York-Alliant Ins Svc Inc
101 Park Ave 14th Fl
New York, NY 10178

CONTACT NAME: Stephanie Kearney
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS: Stephanie.Kearney@alliant.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Federated Mutual Insurance Company	13935
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
United Land Services Operating LLC
12276 San Jose Blvd
Suite 747
Jacksonville, FL 32223

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

SAMPLE

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X	X	1855494	3/31/2024	3/31/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ Excluded $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	X	X	1855494	3/31/2024	3/31/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $	X	X	1855495	3/31/2024	3/31/2025	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		1855496	3/31/2024	3/31/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Workers Compensation Policy# for NC/ GA/ AL - 1855497. The same coverage limits apply
Auto Liability Policy# for NC - 1865264. The same coverage limits apply

Re: Orange Lake Resorts.

Holiday Inn Club Vacations Incorporated is an Additional Insured Subject to the Conditions of the Additional Insured - Owners, Lessees or Contractors - Automatic Status when required in Construction Agreement with you Endorsement for General Liability. Insurance Provided by the General Liability Coverage SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

Holiday Inn Club Vacations Incorporated
Attn: Vendor Management (Finance)
9271 S John Young Pkwy
Orlando, FL 32819

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: UNITLAN-02 SANTHOSHC

LOC #: 0

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
New York-Alliant Ins Svc Inc		United Land Services Operating LLC 12276 San Jose Blvd Suite 747 Jacksonville, FL 32223
POLICY NUMBER SEE PAGE 1		
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
is Primary and Noncontributory over other Insurance. General Liability Contains a Waiver of Transfer of Rights of Recovery Against others to Us (Waiver of Subrogation! - Automatic Endorsement. The Certificate Holder is an Additional Insured Subject to the Conditions of the Additional Insured by Contract Endorsement for Business Auto Liability. Insurance Provided by the Business Auto Liability is Primary and Noncontributory over other Insurance. Business Auto Liability Contains a Waiver of Subrogation in favor of The Certificate Holder Subject to the Conditions of the Blanket Waiver of Transfer of Rights of Recovery Endorsement. Umbrella Policy follows form. Includes 30 Days Notice of Cancellation.

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UNITED
Land Services

Scope of Services Summary and Site Maps

EXHIBIT 1
TOHOQUA SCOPE OF WORK

The work for the exterior landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.

SCHEDULE "A" – GENERAL SERVICES

A. Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they are begun. High traffic and high profile areas such as front doors and amenity areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the owner or owner's representative must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

1. Mowing

    a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.

    b. Zoysia, St. Agustine and Bahia turf shall be mowed weekly during the growing season from March 15th through October 15th and bi-weekly during the non-growing season from October 15th through March 15th. Based on the schedule,, it is estimated that the contractor will be perfoming and estimated 40/42 mowing cycles per 12 month period.

    c. Zoysia, St. Augustine and Bahia turf shall be cut with rotary mower to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.

    d. Mowing heights will be set at 1½" to 2½" for Zoysia turf and at 3½" to 4½" for St. Augustine and Bahia turf. At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting. Due to irrigation regulations and periods of drought, with approval from owner or owner's representative, heights may be increased to decrease turf damage.

    e. Visible clippings that may be left following mowing operations shall be removed from the turf each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and any visible clippings discharged into these areas shall be removed prior to the end of each service day.

    f. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractors mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of the owner or owner's representative. Replacement material will be similar size to the material being replaced.

2. Edging

Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf from the above mentioned borders by use of a mechanical edger. String trimmers will not be used for this function.

3. String Trimming

a.) String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed in conjunction with each mowing operation.

b.) Under no circumstance will it be an acceptable practice to string trim bed edges or small turf areas that may be cut utilizing a small walk behind mower.

c.) Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the owner or the owner's representative.

d.) Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle.

4. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces.

B. Detail

Detailing of planted areas will be performed weekly in a sectional method, with each section representing one-third of the entire property. Based on three sections that encompass all planted areas throughout property, the contractor will completely detail the entire property once every three weeks. The exception will be amenity or high profile areas. These are high traffic and focal areas and as such will be included in each detail section to provide weekly attention. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.

1. Pruning

a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.

b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by owner or owner's representative.

c. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet contractor shall propose an extra service to the owner's representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

C. General

1. Policing

   a. Contractor will police the grounds daily or on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval at the labor rates specified in "Exhibit – 3 Extra Services Pricing Summary".

   b. All litter shall be removed from the property and disposed of off site.

2. Communication

   a. Daily, the contractor will communicate with the owner or the owner's representative for any landscape issues requiring immediate attention.

   b. Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by the owner or owner's representative which details all aspects of the previous week's maintenance activities.

   c. Contractor will provide a Monthly Irrigation Maintenance report and Lawn and Ornamental report.

   d. Contractor agrees to take part in property inspections with the CDD field manager to insure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for a minimum of the pre inspection meeting.

3. Staffing

   a. Contractor is expected to staff the property with properly trained personnel, five days per week, Monday through Friday. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Normal working hours are from 7:00 AM until 6:00 PM, with no power equipment operating around residences before 8:30 AM.

SCHEDULE "B1" – TURF CARE PROGRAM – ZOYSIA

A. Application Schedule – Zoysia

Month	Application
February:	Pre-emergent herbicide/spot treat for weeds and fungal activity and fertilize with .25N w/Iron.
April:	Fertilization with 1lb N to 1lbK, 50% slow release with minors, and spot treat weeds, insect/disease control as needed.
June:	12-0-32 liquid fertilizer at .5lb N insect/weed/disease control as needed.
August:	Micro Mix plus 12-0-0 at .5lb N, IPM insect/weed/disease control as needed.
October:	Fertilization with 40-0-40 or similar. Weed/insect/disease control as needed.
December:	Blanket Pre-M and Iron application, IPM weeds/insect/disease activity.

B. Application Requirements – Zoysia

1. Fertilization

   a. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

   b. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

   c. The irrigation system will be fully operational prior to any fertilizer application.

   d. Soils shall be tested at a reliable testing facility twice per year to monitor for Ph and chemical makeup. The results will be provided to the owner or the owner's representative along with the contractor's recommendation as to any changes in the turf care program based on these results.

2. Insect/Disease Control

   a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

   b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

   a. Weed control will not be limited to only the broadleaf variety under this program.

   b. Contractor shall alert owner or owner's representative of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.

4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

SCHEDULE B2 – St. Augustine/Bahia

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 and Bahia 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 and 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 and 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.

SCHEDULE "C" – TREE/SHRUB CARE PROGRAM (If included, see Exhibit 2 Fee Summary)

A. Application Schedule

Month	Application
February	IPM insect/disease treating active infestations.
April:	Late spring granular and liquid fertilization, and insect/disease control.
June:	IPM insect/disease treating active infestations.
August:	IPM insect/disease treating active infestations, Micro Mix + 12-0-0 for nutrient deficient shrubs, ornamentals and groundcovers.
October:	Fall granular and liquid fertilization, and insect/disease control.
December:	IPM insect/disease treating active infestations, Micro Mix + 12-0-0 for nutrient deficient shrubs, ornamentals and groundcovers.

B. Application Requirements

1. Fertilization

   a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

   b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 30% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

   c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

   d. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 25'. All native trees or transplanted trees over 25' in overall height will require special consideration and are therefore excluded from this program.

   e. There will be a deep root feeding on an as needed basis to establish newly planted trees.

   f. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

   g. The irrigation system will be fully operational prior to any fertilizer application.

   h. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make up. The results will be provided to the owner or the owner's representative along with the contractor's recommendation as to any changes in the Tree / Shrub care program based on these results.

2. Insect/Disease Control

   a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

   b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

   c. This program covers all disease and Insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 25'. All native trees or transplanted trees over 25' in overall height will require special consideration and are therefore excluded from this program.

   d. Terrapin Scale has proven to be a difficult pest to control through the use of foliar sprays or drenches. Should an infestation develop that is not able to be controlled through the aforementioned methods, the contractor may be required to utilize Maujet injections or other similar methods to deploy appropriate insecticides.

   e. Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

   f. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.

3. Specialty Palms

   a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dachtylifera, Sylvester, Canary Island Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive four time per year fertilization and root/bud drench for potential disease and pest infestation.

   b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

4. Warranty

   If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available. Exclusions to this warranty would be pre-existing conditions, nematodes, borers, locusts, Wax Myrtle trees and Wax Myrtle shrubs, Photinia, insects such as Asian Cycad Scale and diseases such as Verticillium Wilt that are untreatable with currently available chemicals, soil contamination, drainage problems and acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

SCHEDULE "D" – SPECIAL SERVICES (If included, see Exhibit 2 Fee Summary)

Note: All Special Services work is to be performed by supplemental crews

A. Bedding Plants - N/A There are No Annuals as part of this Scope of Services

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on the on-going care.

1. Schedule

a.) All flower beds on the property will be changed four (4) times per year during the months of January, April, July and October.

b.) Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion and display.

c.) All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation.

d.) Contractor will obtain prior approval of plant selection from owner or owner's representative before installation.

2. Installation

   a. Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

   b. Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

   c. All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

   d. Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

   e. A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

   f. All beds should be covered with 1" layer of Pine Fines after planting.

   g. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

   h. Flowers that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the owner.

3. Maintenance

   a. Flower beds will be reviewed daily or at each service visit for the following:

      - Removal of all litter and debris.
      - Beds are to remain weed – free at all times.
      - All declining blooms are to be removed immediately.
      - Inspect for the presence of insect or disease activity and treat immediately.

   b. Seed heads are to be removed from Coleus plants as soon as they appear. "Pinching" of Coleus plants weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

   c. Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.

   d. Pre-emergent herbicides are not to be used in flower beds.

   e. Contractor guarantees the survivability and performance of all flower beds for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

4. Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

B. Bed Dressing –

1. Schedule
   a. Bed dressing will be replenished in all bed areas in the month of November
   b. Application will be completed within a six week time period.
2. Installation
   a. Prior to application, areas will be prepared by removing all foreign debris and accumulated mulch material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.
   b. Bed dressing should be installed in weed free beds that have been properly edged and prepared.
   c. Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the Owner or Owner's representative.
   d. A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work.

C. Palm Trimming

1. Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Canary Island Date, etc.) in excess of 12' CT will be trimmed two times per year in the months of June and December. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/or cross cut during this process.
2. All palms less than 12' CT will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.
3. Washingtonia, Queen, Ribbon, Mexican Fan and Butia palms in excess of 12' CT will be trimmed two times per year in the months of February/March and August/September.
4. All palms other than those previously listed and in excess of 12'CT will be trimmed once per year in the months of August /September.
5. Trimming shall include removal of all dead fronds, loose boots and seed stalks.
6. Trim palms so that the lowest remaining fronds are parallel to the ground. "Hurricane" cuts are only to be done at the direction of the owner or owner's Representative.
7. When trimming, cut the frond close to the trunk without leaving "stubs"

SCHEDULE "E" – IRRIGATION MAINTENANCE -BASE LINE SYSTEM MONITORING IS INCLUDED IN THIS SCOPE OF SERVICES

A. Frequency of Service

1. Contractor will perform the following itemized services under "Specifications" on a monthly basis.
   a. The irrigation inspection will be performed during the same week(s) each month.

B. Specifications

1. Activate each zone of the system.

2. Visually check for any damaged heads or heads needing repair.

3. Clean, straighten or adjust any heads not functioning properly.

4. Straighten, re-attach to bracing and touch up paint on riser heads as needed.

5. Report any valve or valve box that may be damaged in any way.

6. Leave areas in which repairs or adjustments are made free of debris.

7. Contractor will provide a written report of the findings by zone.

C. Qualifying Statements

1. Repairs

   a. Repairs that become necessary and that are over and above the routine maintenance contract will be done on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".

   b. Request for authorization must be submitted to the Owner's Representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the Owner or the Owner's Representative prior to initiating any work.

2. Service Calls

   a. Service Calls required between scheduled visits will be billed on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary".

   b. When not an emergency, request for authorization must be submitted in written form to the Owner's Representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the owner or the owner's representative prior to initiating any work.

3. Contractor will pay special attention during irrigation maintenance inspections (IMC) to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking areas.

   a. Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

4. Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the owner within 24 hours of being detected.

5. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, pump station failure, freeze or other acts of God.

6. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

7. Contractor will visually inspect irrigation system weekly while performing routine maintenance.

8. Contractor will provide a 24 hour “Emergency” number for irrigation repairs.

Your Investment

EXHIBIT 2 - FEE SUMMARY TOHOQUA CDD

Proposer: United Land Services

Property: Tohoqua CDD

	2026 OCT	2026 NOV	2026 DEC	2027 JAN	2027 FEB	2027 MAR	2026 APR	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2027 SEP	TOTAL	Future Service Area 8 A&B (Not included in Annual Total)
GENERAL SERVICES (Schedule A)	30,128	22,596	22,596	22,596	22,596	30,128	37,660	37,660	37,660	37,660	37,660	37,660	$376,600	53,382
TURF CARE (Schedule B)	6,560	430	2,250	625	6,560	2,250	4,735	960	4,735	2,250	2,360	1,250	$34,965	$5,307
TREE / SHRUB CARE (Schedule C)	3,400	145	145	65	3,400	145	145	225	161	95	175	95	$8,196	$1,269
BEDDING PLANTS (Schedule D)													$0	
BED DRESSING (Schedule D) *1,460 Yards of Bed Dressing*		58,300											$58,300	$7,830
PALM TRIMMING (Schedule D) *235 Sabal* *(4C Amenity Center) 12 Sabal, 1 Foxtail, 3 Ribbon*											6,152		$6,152	
IRRIGATION MAINT. (Schedule E) *287 Number of Zones*	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	$46,752	$5,760
Totals	$43,984	$85,367	$28,887	$27,182	$36,452	$36,419	$46,436	$42,741	$46,452	$43,901	$50,243	$42,901	Annual Total $530,965	$ 73,548.00

Period	Year	Annual Total
October 2026 to September 2027	Year 1	$ 530,965.00
October 2027 to September 2028	Year 2	$ 530,965.00
October 2028 to September 2029	Year 3	$ 541,584.00
October 2029 to September 2030	Year 4	$ 557,832.00
October 2030 to September 2031	Year 5	$ 574,567.00
Sum of Five Year Pricing		$ 2,735,913.00
Future Service Area 8 A & B Annual Total		$ 378,973.00

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY FORM

NAME OF PROPOSER COMPANY: United Land Services

NAME OF PERSON COMPLETING THIS BID: Chris Marquess

EMAIL: cmarquess@unitedlandservices.com

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2026. All proposals shall be in accordance with the Project Manual.

I. Annual Contract Proposal Amount Year 1 and Sum of Five Years:

It is important to also submit the Excel spreadsheet provided as bid sheets as part of the project manual. There is one bid sheet for Tohoqua CDD. All pricing is submitted based on the Scope of Services included with the Project Manual.

Year 1 Total Tohoqua CDD	$ 530,965
Sum of Five Year Pricing Tohoqua CDD	$ 1,532,094
Annual Total Future Phase 8 A & B	$ 73,548

II. Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

CM (1) authorized to do business in Florida, and
CM (2) holds all required state and federal licenses, in good standing;
CM (3) has at least five (5) years' experience with landscape maintenance projects; and

III. Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE
1	4/13/26

Tohoqua
Community Development District

Addendum #1

Tohoqua CDD RFP 2026-1

Landscape/ Grounds Maintenance Services

April 13, 2026

To: All Prospective Proposers:

The following changes, additions, clarifications, and deletions amend the Request for Proposals of the above captioned Project and shall become an integral part of the Submittal. Please note the contents herein and affix the same to the documents you have on hand. Indicate on the Acknowledgment of Receipt of Documents ad Proposal Signature Form that this Addendum has been received.

Questions/ Clarifications:

1. **Do the mulch, palms, and irrigation zones quantities listed in column A on the bid sheet include or exclude the quantities for Phase 8 A&B?**

Answer: Phase 8 A and B are excluded from the bid sheet.

2. **There are two different scopes in the RFP for zoysia fertilization. One scope starts on page 50 and in this it shows the Zoysia being fertilized 7 times a year. The fertilizer scope is on page 56. The other scope of work starts on page 67 and in this it shows the Zoysia being fertilized 4 times a year. The fertilizer scope is on page 71.**

Answer: The Zoysia should be fertilized 4 times a year.

3. **As for the irrigation, it says in the Qualifying Statements, section C " Repairs that become necessary and that are over and above the routine maintenance contract will be done on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary". What qualifies as routine maintenance and what is above that? Also, I didn't see Exhibit 3 - Extra Services Pricing Summary with irrigation pricing needed.**

Answer: Routine maintenance is described in Schedule E subsection B Specifications.Above maintenance is valve replacements, mainline repairs, head and rotor replacements etc. There is no exhibit 3 extra pricing summary and can be omitted from this bid

4. **What is the current landscape maintenance contract price?**

Answer: Current landscape contract is $531,516.00

Tohoqua Community Development District

Any Proposer wishing to protest any or all of the matters contained or addressed in this Addendum shall file a notice of protest with the District Manager in accordance with the Project Manual, to 219 East Livingston Street, Orlando, Florida 32801, Attn: George Flint, within seventy-two (72) hours after receipt of this Addendum. A formal written protest adequately detailing with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the notice of protest is filed. Failure to timely file a written notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to this Addendum.

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

United Land Services

SIGNATURE:

DATE: 4-20-26

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Orange

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

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

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

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

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

5. By signing below, and by not filing a protest within seventy-two (72) hours after the initial advertisement of the Request for Proposals, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

[signature on following page]

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

Dated this 16 day of April 2026.

Proposer: United Land Services
By: Chris Marquess
Title: Business Developer

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of April 2026, by Chris Marquess of United Land Services, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

KEELY RENEE HAVERLAND
Notary Public - State of Florida
Commission.# HH 598211
My Comm. Expires Oct 1, 2028
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Keely Haverland
Commission No.: HH 598211
My Commission Expires: 10/01/28

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Florida ULS Operating, LLC DBA United Land Services

Street Address 6386 Beth Rd, Orlando FL, 32824

P. O. Box (if any) _____

City Orlando State Florida Zip Code 32824

Telephone 407-515-5262 Fax no. N/A

1st Contact Name John Borland Title Branch Mgr

2nd Contact Name Brett Perez Title Rgional Mgr

Parent Company Name (if any) United Land Services Operating, LLC

Street Address 12276 San Jose Blvd Suite 747

P. O. Box (if any) _____

City Jacksonville State Florida Zip Code 32223

Telephone 904-829-9255 Fax no. 904-203-1250

1st Contact Name Ray Leach Title CEO

2nd Contact Name Donnie Cope Title VP

- *Company Standing:*

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

In what State was the Proposer organized? Delaware Date 2020

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

If no, please explain _____

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

If no, please explain _____

- *What are the Proposer's current insurance limits? (Please attach a current certificate of insurance and review the enclosed form of contract for requested insurance limits for this project)*

General Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	3/2027

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

Please see all certifications in the Certifications Section of the Proposal. All Licences are within good standings.

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 6386 Beth Rd

P. O. Box (if any) _____

City Orlando State Florida Zip Code 32824

Telephone 407-515-5262 Fax no. _____

1st Contact Name John Borland Title Branch Manager

2nd Contact Name Brett Perez Title Regional Manager

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

1 Supervisors, who will be onsite 4 days per week;
1 Technical personnel, who will be onsite 2 days per week; and
10- 40hrs Laborers, who will be onsite 4 days per week.

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

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

Name: _____

Position / Certifications: _____

Duties / Responsibilities: _____

Percent of Time to Be Dedicated to This Project: _____%

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 6386 Beth Rd

P. O. Box (if any) _____

City Orlando State Florida Zip Code 32824

Telephone 407-515-5262 Fax no. _____

1st Contact Name John Borland Title Branch Manager

2nd Contact Name Brett Perez Title Regional Manager

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

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

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

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

Name: Brian Easly

Position / Certifications: Director of Agronomics

Duties / Responsibilities: In charge of our AG department and programs for applications

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

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

Project Name/Location: Town of Kindred

Contact: Pete Soety Contact Phone: 407-489-7919

Project Type/Description: Landscape Maintenance for roadways and common areas

Duties / Responsibilities: Ensure applications are performed in a timely manner

Dollar Amount of Contract: 850K

Proposer's Scope of Services for Project: Landscape maintenance, irrigation inspections and fertilizer and pest control applications

Dates Serviced: 2022-current

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

OFFICERS

PROPOSER: Florida ULS Operating, LLC DBA United Land Services, LLC

DATE: 4.21.26

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
David Raymond Leach, JR	CEO	Oversees entire company	Jacksonville, Fl
Jason Lamb	CFO / Title Treasurer	Oversees all financial for company	Jacksonville , Fl
Tatiana Kurtiyakova	VP Accounting/ Registered Agent	Oversees AP/AR Departments	Jacksonville, FL
FOR PARENT COMPANY (if applicable)			
David Raymond Leach, JR	CEO	Oversees entire company	Jacksonville, Fl
Jason Lamb	CFO / Title Treasurer	Oversees all financial for company	Jacksonville , Fl
Tatiana Kurtiyakova	VP Accounting/ Registered Agent	Oversees AP/AR Departments	Jacksonville, FL

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Florida ULS Operating, LLC dba United Land Services, LLC

DATE: 4.21.26

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Donnie Cope	VP	oversees operations	Jacksonville, Fl	10%/ Quarterly	3 years	10 Years
Jason Ackman	Regional VP	overs sees regional operations for North Florida	Orlando, FL	20%/ 1 day a month	7 year	27 years
Brett Perez	Regional MGR	oversees maintenance operations for Orlando	Orlando, FL	30%/ 1 day bi weekly	5 years	14 years
John Borland	Branch Manager	Oversees Branch Operations	Orlando, FL	40% / 1 day a week	2 years	10 years
Cuper Iniguez	Account Manager	Oversees crew on property	Orlando, Fl	50%	3 years	15 years

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

PROPOSER: Florida ULS Operating, LLC DBA United Land Services DATE: 4.21.26

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	36" Mowers	1	Orlando, FL
2	60" mower	1	Orlando, FL
1	72" mowers	1	Orlando, FL
4	Stihl Weedeater	1	Orlando, FL
2	Stihl Edger	1	Orlando, FL
4	Backpack Blower	1	Orlando, FL
1	Irrigation Van	1	Orlando, FL
1	Spray Truck with z sprayer	1	Orlando, FL
2	Fleet Chevrolet Truck	1	Orlando, FL

PROPOSAL FORM
PART III – EXPERIENCE

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

Project Name/Location: Town of Kindred

Contact: Paul Almonte Contact Phone: palmonte@artemislifestyles.com

Project Type/Description: Landscape Maintenance and Irrigation for CDD

Dollar Amount of Contract: 850,000

Scope of Services for Project: landscape maintenance consisting of mowing, blowing, edging , detailing of the entire common area. Fertilization and irrigation 2022- present

Dates Serviced: 2022-present

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2024 = $242 Million

2023 = $153 Million

2022 = $88 Million

- *Please provide the following information for at least 3 References. Attach additional sheets if necessary.*

Project #1 Name/Location: Harmony West CDD

Contact: Shelley Kaercher Contact Phone: shelleykaercher@forestar.com

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Landscape Maintenance, Irrigation and agronomics for the CDD, HOA and Clubhouse

Is this a current contract? Yes x No ___

Project #2 Name/Location: Celebration CDD

Contact: Angela Montagna Contact Phone: 727-638-0268

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): CDD landscape maintenance, irrigation maintenance agronomics program for high-traffic community. Requires attention to detail, proactive communication, irrigation repairs, enhancement concepts, mulch and annuals installation and palm prunning

Is this a current contract? Yes x No ___

Project #3 Name/Location: Country Club at Champions Gate

Contact: Kristina Inkrott Contact Phone: 407-619-6936

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): landscape maintenance , agronomics and irrigation for all common areas consisting of St. Augustine and Bahia. Detailing of common area and homes for entire community

Is this a current contract? Yes x No ___

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

If yes, please describe each violation, fine, and resolution Failure to provide fall protection, $7,500, increased safety plan for team members.

What is the Proposer's current worker compensation rating? 1.06

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

If yes, please describe each incident We had an arbor team member get struck by a large limb.

- *Is the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ No x If yes, please provide:

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

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

_____

_____

_____

_____

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

  N/A

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

  N/A

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

  Identify the Case # and Tribunal:_____

  Describe the Nature of the Action:_____

_____

_____

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

_____

_____

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

_____

_____

_____

_____

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Supervisor	$ 100	per Hour
Crew Lead	$ 75	per Hour
Laborer	$ 60	per Hour

B. Debris removal equipment unit costs:

Loader	$ 100	per Hour
Trucks	$ 100	per Hour
Skid steer	$ 100	per Hour

C. Other emergency/disaster related unit costs:

Tree Lift	$ 100	per Hour
Chipper	$ 100	per Hour
	$	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster without separate authorization. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

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

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

1. This sworn statement is submitted to Tohoqua Development District.

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

3. Proposer's business address is 6036 Beth Rd Orlando FL 32728

4. Proposer's Federal Employer Identification Number (FEIN) is 85-249-7925

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

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

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

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

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

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

person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

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

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

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

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

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

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

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

Dated this 16th day of April 2026.

Proposer: United Land Services
By: [signature]
Title: Business Developer

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 16th day of April 2026, by Chris Marquez of United Land Services, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

[signature]
Notary Public, State of Florida
Print Name: Keely Haverland
Commission No.: HH 598211
My Commission Expires: 10/01/28

KEELY RENEE HAVERLAND
Notary Public - State of Florida
Commission # HH 598211
My Comm. Expires Oct 1, 2028
Bonded through National Notary Assn.

4876-9932-0876.5

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), *FLORIDA STATUTES*, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

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

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

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

3. Proposer's business address is 6036 13th Rd Ocoee, 34728

4. Proposer's Federal Employer Identification Number (FEIN) is 85-249-7925

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

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

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

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

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

Dated this 16th day of April 2026.

Proposer: United Land Services

By: [signature]

Title: Business Developer

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of April 2026, by Chris Marquez of United Land Services, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [ ] take the oath.

KEELY RENEE HAVERLAND
Notary Public - State of Florida
Commission # HH 598211
My Comm. Expires Oct 1, 2028
Bonded through National Notary Assn.

[signature]
Notary Public, State of Florida
Print Name: Keely Haverland
Commission No.: HH 598211
My Commission Expires: 10/1/28

4876-9932-0876.5

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Chris Marquess, as Business Developer, on behalf of United Land Services, (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;

   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

   (e) Causing or threatening to cause financial harm to any person;

   (f) Enticing or luring any person by fraud or deceit; or

   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

By: United Land Services

Name: [signature]

Title: Business Developer

Date: 4/10/26

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Chris Marquess, as Business Developer, of United Land Services, who is ☒ personally known to me or ☐ who produced _____ as identification this 10th day of April, 2026.

KEELY RENEE HAVERLAND
Notary Public - State of Florida
Commission # HH 598211
My Comm. Expires Oct 1, 2028
Bonded through National Notary Assn.

[signature]
Notary Public

4876-9932-0876.5

SAMPLE LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this ___day of _____ 2025, by and between:

_____ **COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"), and

_____, INC., a Florida Corporation, whose mailing and principal address is _____("**Contractor**").

RECITALS

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

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

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

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

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

2. CONTRACTOR OBLIGATIONS.

A. ***Scope of Services***. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** ("**Work**"), for the areas identified in the Landscape Maintenance Maps attached hereto as **Exhibit B** ("**Landscape Maintenance Area**"), both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as **Exhibit C** ("**Fee Summary**") and incorporated herein by this reference. Should any work and/or services be required which

are not specified in this Agreement or any amendments, addenda, or change orders but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement. In the event of any conflict between the terns in this Agreement and the terms in any of the exhibits attached hereto, the terms in this Agreement shall control.

B. ***Acceptance of Site.*** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. ***Manner of Contractor's Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner acceptable to the District and shall be in accordance with all applicable standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. The Contractor warrants that the Work shall be free from any defects in workmanship and Contractor agrees to a warranty for a period of one year from completion of any portion of the Work to repair any deficiencies, fixes or touch-ups needed.

D. ***Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

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

F. ***Protection of Property.*** Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. ***District Representative; Reporting.*** The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager or his or her designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. ***Deficiencies.*** Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars ($100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. ***Compliance with Laws.*** The Contractor shall keep, observe, and perform

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

J. ***Safety***. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

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

L. ***Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. ***Subcontractors.*** Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

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

3. COMPENSATION; TERM.

A. ***Term.*** The term of this Agreement is five (5) years, comprised of an initial one (1) year term from October 1, 2025, to September 30, 2026 ("**Year 1**"), with four (4) additional automatic renewals on an annual basis, unless terminated earlier in accordance with the terms herein.

B. ***Compensation.*** As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit X.** Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as **Exhibit X.**

C. ***Additional Work.*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit X.** The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit X.** If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. ***Payments by the District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. ***Payments by Contractor.*** Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those

subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. In the event of a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. INSURANCE.

A. ***Insurance Required.*** Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. ***Types of Insurance Coverage Required.*** Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the

Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than $2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than $2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least $1,000,000 per occurrence and $1,000,000 on aggregate.

C. ***Additional Insured.*** All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to

the insured.

G. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

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

B. ***Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms

of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators and successors of the parties to this Agreement, except as expressly limited in this Agreement.

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

E. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. ***Attorneys' Fees.*** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. ***Agreement.*** This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

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

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

J. ***Notices.*** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A.	**If to the District:**	Community Development District c/o Governmental Management Services – Central Florida, LLC 219 East Livingston Street Orlando, Florida 32801 Attn.: District Manager,
	With a copy to:	Latham, Luna, Eden & Beaudine, LLP 201 S. Orange Ave, Ste. 1400 Orlando, Florida 32801 Attn.: District Counsel, Jan A. Carpenter, Esq.
B.	**If to Contractor:**	
		_____ _____

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

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

L. ***Controlling Law; Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in

and for Osceola County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT XXXXXX@GMSCFL.COM, (407) 841-5524, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

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

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

P. ***Counterparts.*** This Agreement may be executed in any number of

counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

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

E-Verify.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statues*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

R. **STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or*

revocation of the right to transact business with public entities;

b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;

c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;

d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and

e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited.*

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

S. ***Compliance with section 20.055, Florida Statutes***. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes.*

[*Remainder of this page intentionally left blank*]

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

ATTEST:

_____ COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Secretary

☐ Assistant Secretary

_____

By:_____

☐ Chairperson

☐ Vice Chairperson

WITNESS:

SERVICE PROVIDER, INC.

_____

By: _____

Its: _____

_____

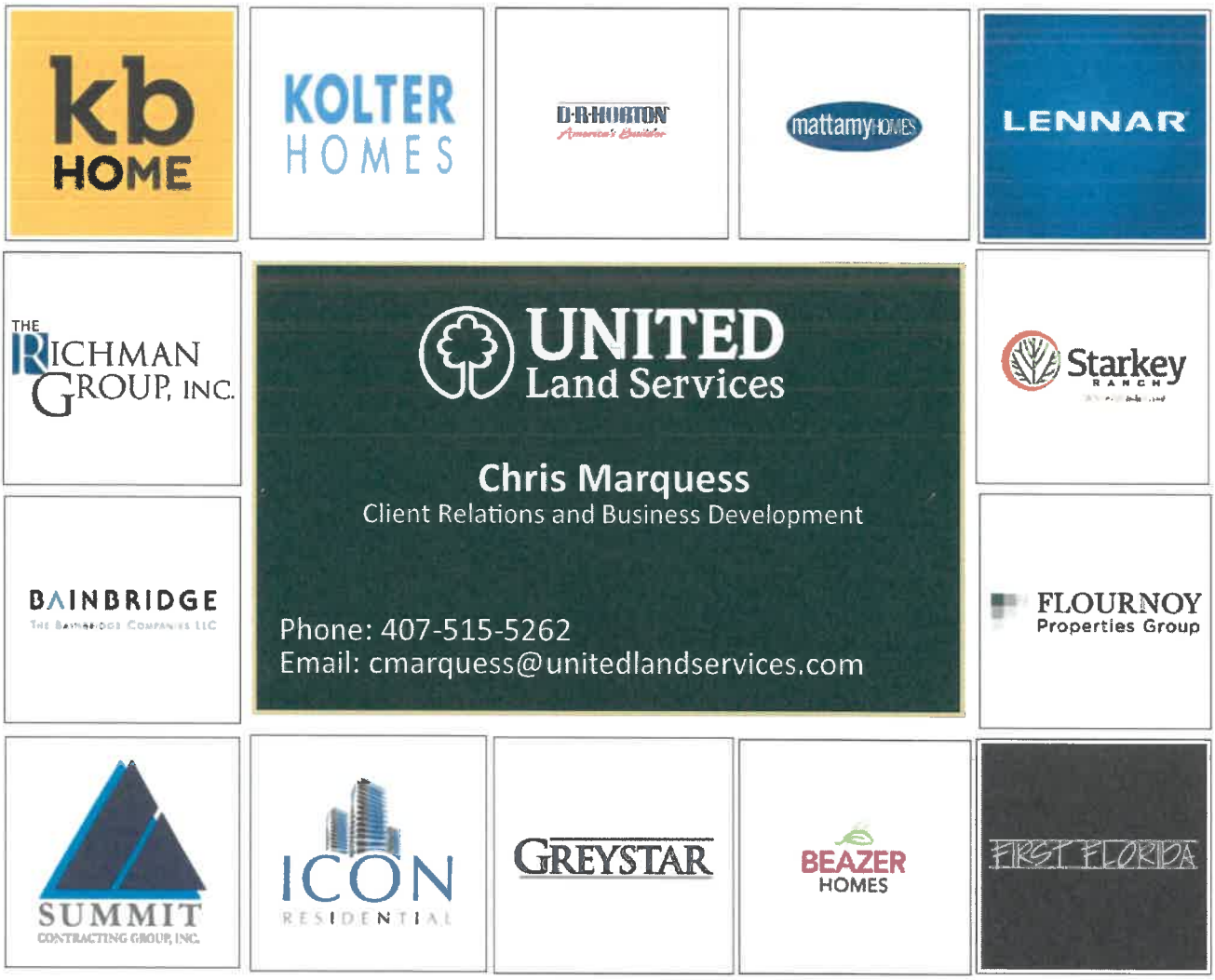
By:_____

Its: _____

Exhibit X: Form of Work Authorization (not included with this sample agreement)
Exhibit X: Scope of Services
Exhibit X: Landscape Maintenance Maps and Landscape Plans

UNITED Land Services

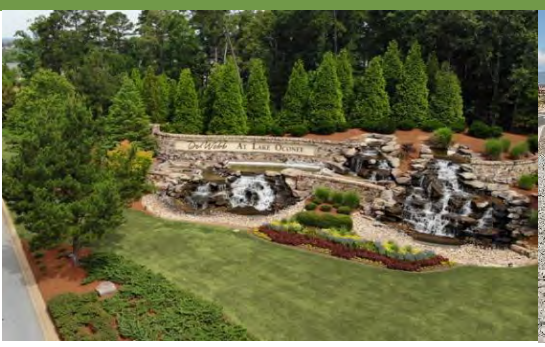
Providing exceptional landscape services to partners across the state of Florida.

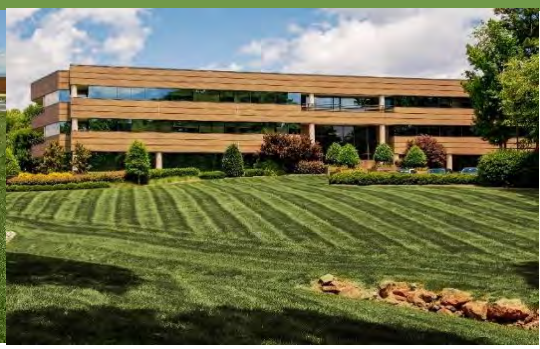


United We Grow!

Uniting partners through exceptional landscape services

SECTION f.





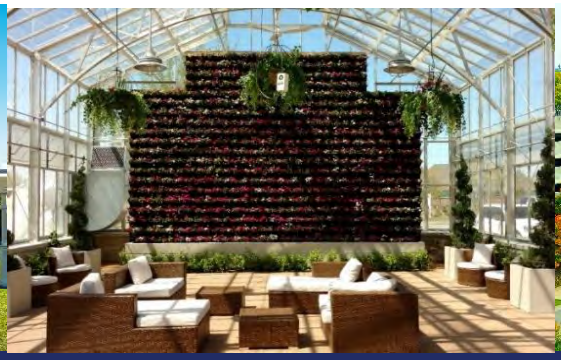
Landscape/Grounds Maintenance Services Proposal

Prepared for

Tohoqua Community Development District

April 2026

YELLOWSTONE
LANDSCAPE



407-396-0529 tel

1773 Business Center Lane
Kissimmee, FL 34758

April 15, 2026

George Flint, District Manager
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Re: Response to Proposal Landscape/Grounds Maintenance Services for Tohoqua Community Development District

To Mr. Flint and Committee,

Thank you for the opportunity to bid the landscape maintenance for Tohoqua Community Development District. Our proposal has been created to address your specific needs and expectations.

Our enclosed proposal includes the following sections:

- **Required Documents:** Proposal forms included in your RFP, as well as notarized documents.
- **Personnel:** Information about our company and local offices, our management staff allocated to serving your community, and a summary of how plan we organize our service crews.
- **Experience & References:** Examples of our current projects, which are similar in scope to your needs and expectations, and references for these projects.
- **Maintenance Plan:** Our 30-60-90 Day Plan outlines what our maintenance crew, irrigation team, fert/chem team, and account manager will accomplish in the first 90 days. This also includes a letter describing how we intend to accomplish all landscaping tasks outlined in your scope of work.
- **Pricing Summaries:** Completed pricing forms from your RFP.

We welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that Tohoqua CDD can be proud of.

Sincerely,

Nicole Ailes

Nicole Ailes
Business Development Manager
Yellowstone Landscape
nailes@yellowstonelandscape.com
559-977-4719

REQUIRED DOCUMENTS

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY FORM

NAME OF PROPOSER COMPANY: Yellowstone Landscape- Southeast LLC

NAME OF PERSON COMPLETING THIS BID: Nicole Ailes

EMAIL: nailes@yellowstonelandscape.com

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. Proposer acknowledges that the contract with the successful proposer is anticipated to start October 1, 2026. All proposals shall be in accordance with the Project Manual.

I. Annual Contract Proposal Amount Year 1 and Sum of Five Years:

It is important to also submit the Excel spreadsheet provided as bid sheets as part of the project manual. There is one bid sheet for Tohoqua CDD. All pricing is submitted based on the Scope of Services included with the Project Manual.

Year 1 Total Tohoqua CDD	$ 503,388.00
Sum of Five Year Pricing Tohoqua CDD	$ 2,672,556.00
Annual Total Future Phase 8 A & B	$92,040.00

II. Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

NA (1) authorized to do business in Florida, and
NA (2) holds all required state and federal licenses, in good standing;
NA (3) has at least five (5) years' experience with landscape maintenance projects; and

III. Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE
1	4/13/26

Tohoqua
Community Development District

Addendum #1

Tohoqua CDD RFP 2026-1

Landscape/ Grounds Maintenance Services

April 13, 2026

To: All Prospective Proposers:

The following changes, additions, clarifications, and deletions amend the Request for Proposals of the above captioned Project and shall become an integral part of the Submittal. Please note the contents herein and affix the same to the documents you have on hand. Indicate on the Acknowledgment of Receipt of Documents ad Proposal Signature Form that this Addendum has been received.

Questions/ Clarifications:

1. **Do the mulch, palms, and irrigation zones quantities listed in column A on the bid sheet include or exclude the quantities for Phase 8 A&B?**

Answer: Phase 8 A and B are excluded from the bid sheet.

2. **There are two different scopes in the RFP for zoysia fertilization. One scope starts on page 50 and in this it shows the Zoysia being fertilized 7 times a year. The fertilizer scope is on page 56. The other scope of work starts on page 67 and in this it shows the Zoysia being fertilized 4 times a year. The fertilizer scope is on page 71.**

Answer: The Zoysia should be fertilized 4 times a year.

3. **As for the irrigation, it says in the Qualifying Statements, section C " Repairs that become necessary and that are over and above the routine maintenance contract will be done on a time and material basis at the rates as outlined in "Exhibit 3 – Extra Services Pricing Summary". What qualifies as routine maintenance and what is above that? Also, I didn't see Exhibit 3 - Extra Services Pricing Summary with irrigation pricing needed.**

Answer: Routine maintenance is described in Schedule E subsection B Specifications.Above maintenance is valve replacements, mainline repairs, head and rotor replacements etc. There is no exhibit 3 extra pricing summary and can be omitted from this bid

4. **What is the current landscape maintenance contract price?**

Answer: Current landscape contract is $531,516.00

Tohoqua Community Development District

Any Proposer wishing to protest any or all of the matters contained or addressed in this Addendum shall file a notice of protest with the District Manager in accordance with the Project Manual, to 219 East Livingston Street, Orlando, Florida 32801, Attn: George Flint, within seventy-two (72) hours after receipt of this Addendum. A formal written protest adequately detailing with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the notice of protest is filed. Failure to timely file a written notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to this Addendum.

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

Yellowstone Landscape- Southeast LLC

SIGNATURE:

Nicole Ailes

DATE: 4/20/26

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Orange

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

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

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

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

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

5. By signing below, and by not filing a protest within seventy-two (72) hours after the initial advertisement of the Request for Proposals, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

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

[signature on following page]

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

Dated this 15 day of April 2026.

Proposer: Yellowstone Landscape- Southeast LLC
By: Nicole Aldez
Title: Business Development Manager

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 15th day of April 2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [ ] or did not [✓] take the oath.

SHERRY LYNN FOLDA
MY COMMISSION # HH 508623
EXPIRES: June 17, 2028

Sherry Lynn Folda
Notary Public, State of Florida
Print Name: Sherry Lynn Folda
Commission No.: HH 508623
My Commission Expires: June 17, 2028

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name Yellowstone Landscape- Southeast LLC

Street Address 3235 N. State Street

P. O. Box (if any) _____

City Bunnell State FL Zip Code 32110

Telephone 407-396-0529 Fax no. Not Applicable

1st Contact Name Harry Lamberton Title CEO

2nd Contact Name Timothy Sherman Title CFO

Parent Company Name (if any) Not Applicable

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

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

  In what State was the Proposer organized? Delaware Date April 2008

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

  If no, please explain_____

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

  If no, please explain_____

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

General Liability	$ 2,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	April 2027

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

  Certified Pest Control Operator- In good standing
  ISA Certified Arborist- In good standing
  Irrigation Specialty Contractor- In good standing

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 1773 Business Center Lane

P. O. Box (if any) _____

City Kissimmee State FL Zip Code 34758

Telephone 407-396-0529 Fax no. N/A

1st Contact Name Nicole Ailes Title Business Development Manager

2nd Contact Name Josean Lopez Title Business Development Manager

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

1 Supervisors, who will be onsite 4 days per week;
2 Technical personnel, who will be onsite 6 days per month, and
3-4 Laborers, who will be onsite 5 days per week.

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

*Please see Personnel Tab

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

Name: Kyle Davis

Position / Certifications: Certified Pest Control Operator

Duties / Responsibilities: Oversees Fert/Chem Programs

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

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

Project Name/Location: Dowden West CDD Orlando, FL

Contact: Alan Scheerer Contact Phone: 407-398-2890

Project Type/Description: Community Development District

Duties / Responsibilities: Landscape maintenance of common areas.

Dollar Amount of Contract: $700,000+

Proposer's Scope of Services for Project: Mowing of common area turf, pruning of landscape beds, pest and weed control in turf and shrubs, irrigation inspections, palm pruning, and mulching.

Dates Serviced: 2022-current

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

OFFICERS

PROPOSER: Yellowstone Landscape- Southeast LLC

DATE: 4/1/26

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Harry Lamberton	President & CEO	Oversees Key Officers	Bunnell, FL
Tim Portland	Executive Chairman	Supports Executive Leadership	Charlotte, NC
Blaine Peterson	VP of Business Development	Oversees Sales and Acquisitions	Bunnell, FL
Chris Adornetti	VP of Accounting	Oversees Financial Operations	Bunnell, FL
Timothy Sherman	Chief Financial Officer	Oversees Finance and Accounting	Bunnell, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK

PROPOSER: Yellowstone Landscape- Southeast LLC

DATE: 4/1/26

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Cheyne Solesbee	General Manager	Oversees Regional Branches	Kissimmee	5% once amonth	3 Years	19 Years
Jeremy Browne	Branch Manager	Oversees Branch Operations	Kissimmee	10% 1-2 days a month	1 Year	12 Years
Elisamuel Flores	Operations Manager	Oversees Landscape Crews	Kissimmee	10% 1-2 days a week	9 Years	26 Years
Paul Newman	Irrigation Manager	Oversees Irrigation Tech Crews	Kissimmee	10% 4 days a month	2 Year	23 Years
Kyle Davis	Fert/Chem Manager	Oversees Fert/Chem Technicians	Kissimmee	5% 2 days a month	10 Years	15 Years

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

PROPOSER: Yellowstone Landscape- Southeast LLC

DATE: 4/1/26

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	Pick-Up Truck	1	Kissimmee, FL Branch
1	72" Mower	1	Kissimmee, FL Branch
1	52" Mower	1	Kissimmee, FL Branch
2	Edger	1	Kissimmee, FL Branch
2	String-Trimmer	1	Kissimmee, FL Branch
3	Backpack Blower	1	Kissimmee, FL Branch
2	Hedge Trimmer	1	Kissimmee, FL Branch
2	Backpack Sprayer	1	Kissimmee, FL Branch

PROPOSAL FORM
PART III – EXPERIENCE

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

  Project Name/Location: Lake Ashton Community Development District, Lake Wales, FL

  Contact: Mark Fisher Contact Phone: 863-324-5457

  Project Type/Description: Community Development District

  Dollar Amount of Contract: $175,000+

  Scope of Services for Project: Mowing of common area turf, pruning of landscape beds, mowing of ponds, irrigation inspections, and fertilization of turf and shrubs.

  Dates Serviced: 2015-current

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

  *Local Kissimme Branch

  2025 = $10,000,000+

  2024 = $9,000,000+

  2023 = $8,000,000+

- *Please provide the following information for at least 3 References. Attach additional sheets if necessary.*

  Project #1 Name/Location: Reunion East & Reunion West CDDs Reunion, FL

  Contact: Alan Scheerer Contact Phone: 407-398-2890

  Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing of ponds and common areas, trimming of landscape beds, fertilization, pest control, irrigation inspections, mulching, annual flower beds, palm pruning, and weed control.

  Is this a current contract? Yes x No ___

Project #2 Name/Location: Hills of Minneola CDD Minneola, FL

Contact: Mark Hills Contact Phone: 407-847-2280

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing of ponds and common areas, trimming of landscape beds, fertilization, pest control, irrigation inspections, and right of way mowing.

Is this a current contract? Yes X No ___

Project #3 Name/Location: Crosswinds East CDD Haines City, FL

Contact: Marshall Tindell Contact Phone: 407-346-2453

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing of ponds and common areas, trimming of landscape beds, fertilization, pest control, irrigation inspections, palm pruning, mulching of landscape beds, and annual flower installation.

Is this a current contract? Yes X No ___

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

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

  What is the Proposer's current worker compensation rating? .98

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

  If yes, please describe each incident _____

- *Is the Proposer or any of its affiliates presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
  Yes ___ No X If yes, please provide:

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

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

_____

_____

_____

_____

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

Not Applicable

_____

_____

_____

_____

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

Not Applicable

_____

_____

_____

_____

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

Identify the Case # and Tribunal:_____

Describe the Nature of the Action:_____

_____

_____

_____

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

_____

_____

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

_____

_____

_____

_____

386.437.6211 tel
386.437.5143 fax

3235 North State Street
PO Box 849
Bunnell, FL 32110

www.yellowstonelandscape.com

March 30, 2026

George Flint, District Manager
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

RE: Landscape/Grounds Maintenance Services for Tohoqua Community Development District

Dear Sir/Madam:

I, Chris Adornetti, a Secretary in the Yellowstone Landscape corporation, authorize Nicole Ailes to negotiate and sign on our firm's behalf on all services and agreements related to the listed as "Landscape/Grounds Maintenance Services for Tohoqua Community Development District".

Sincerely,

Chris Adornetti
Senior Vice President of Accounting
Yellowstone Landscape

Statement of Corporate Stability

Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services, snow removal services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 8000 clients from 69 local branch operations facilities in 18 states across the United States. In 2019 Yellowstone's growth reached a level that made us the largest, privately-owned landscape service company in North America.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded $680,000,000 in 2024. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of $75 million, with bonding capacity up to $75 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

Bank Reference Information:
Kyle Blumer
Antares Capital, LP
Chicago, IL 60661
P: 312-638-4042

2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000035212

FILED
Feb 19, 2026
Secretary of State
5304031690CC

Entity Name: YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC

Current Principal Place of Business:

3235 NORTH STATE STREET
P O BOX 849
BUNNELL, FL 32110

Current Mailing Address:

3235 NORTH STATE STREET
P O BOX 849
BUNNELL, FL 32110 US

FEI Number: 20-2993503

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MANAGER, TREASURER, SECRETARY, SVP
Name	ADORNETTI, CHRISTOPHER
Address	P O BOX 849
City-State-Zip:	BUNNELL FL 32110

Title	MANAGER, CFO
Name	SHERMAN, TIMOTHY
Address	3235 NORTH STATE STREET P O BOX 849
City-State-Zip:	BUNNELL FL 32110

Title	MANAGER
Name	MUNCH, J.T.
Address	3235 NORTH STATE STREET P O BOX 849
City-State-Zip:	BUNNELL FL 32110

Title	MANAGER, CEO, PRESIDENT
Name	LAMBERTON, HARRY
Address	3235 NORTH STATE STREET P O BOX 849
City-State-Zip:	BUNNELL FL 32110

Title	MANAGER, EXECUTIVE CHAIRMAN
Name	PORTLAND, TIMOTHY
Address	P O BOX 849
City-State-Zip:	BUNNELL FL 32110

Title	REGIONAL VICE PRESIDENT, SOUTHEAST REGION
Name	TETRAULT, ROB
Address	3235 NORTH STATE STREET P O BOX 849
City-State-Zip:	BUNNELL FL 32110

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TIMOTHY SHERMAN — MANAGER — 02/19/2026

Electronic Signature of Signing Authorized Person(s) Detail — Date

Listing of Major Equipment

Below is a summary listing of fleet vehicles and major equipment currently owned or leased within the Yellowstone Landscape, Southeast Region.

Vehicle/Equipment	Quantity
Mowers (Various Sizes)	>250
Heavy Duty Pickup Trucks	>100
Irrigation Trucks	>35
Water Tank Truck	2
Other Work Trucks	>150
Motorized Work Carts	>75
Heavy Construction Equipment (Various Caterpillar)	>30

Yellowstone Landscape- Orlando Asset List

Branch	Item	Description
ORLANDO SOUTH	VEH&R	Truck- 2024 Chevy Chassis 4500
ORLANDO SOUTH	VEH&R	Truck- 2025 Chevy Chassis 4500
ORLANDO SOUTH	VEH&R	Truck- 2021 Chevy Silverado Crew #1806
ORLANDO SOUTH	VEH&R	Truck- 2023 Ford F-150 Lightning Electric #2173
ORLANDO SOUTH	VEH&R	Truck- 2023 Ford F150 Lightning Electric #2172
ORLANDO SOUTH	VEH&R	Truck- 2020 Chevy 4500 LCF Gas #1709
ORLANDO SOUTH	VEH&R	Truck- 2025 Chevy Silverado 2500HD
ORLANDO SOUTH	VEH&R	Truck- 2025 Chevy Silverado C2500
ORLANDO SOUTH	VEH&R	Truck- 2025 Chevy Silverado C2500
ORLANDO SOUTH	VEH&R	Truck- 2024 Chevy Silverado 2500HD
ORLANDO SOUTH	VEH&R	Truck- 2024 Chevy Silverado 2500HD #2260
ORLANDO SOUTH	VEH&R	Truck- 2024 Chevy Silverado 2500HD #2219
ORLANDO SOUTH	VEH&R	Truck- 2024 Chevy Silverado 2500HD #2220
ORLANDO SOUTH	VEH&R	Truck- 2024 Chevy Express G2500
ORLANDO SOUTH	M&E	289D Cat Compact Track Loader
ORLANDO SOUTH	VEH&R	Truck- 2023 Chevy 2500 Double Cab #2004
ORLANDO SOUTH	VEH&R	Truck- 2023 Chevy Silverado
ORLANDO SOUTH	VEH&R	Truck- 2021 Chevy Express G2500 #1990
ORLANDO SOUTH	VEH&R	Truck- 2022 Chevy Colorado #1966
ORLANDO SOUTH	VEH&R	Truck- 2022 Chevy Silverado #1922
ORLANDO SOUTH	VEH&R	Truck- 2022 Chevy Silverado #1873
ORLANDO SOUTH	VEH&R	Truck- 2024 Chevy Colorado #2221

Yellowstone Landscape- Orlando Asset List

ORLANDO SOUTH	VEH&R	Truck- 2021 Chevy 2500 HD #1719
ORLANDO SOUTH	VEH&R	Truck- 2018 Chevy 4500 #1501
ORLANDO SOUTH	VEH&R	Truck- 2021 Chevy Silverado 2500 4DR 2WD Crew Cab #1730
ORLANDO SOUTH	VEH&R	Truck, 2020 Chevy Silverado 1500 #1656
ORLANDO SOUTH	VEH&R	Truck- 2021 Chevy Silverado 2500 HD #1717
ORLANDO SOUTH	VEH&R	Truck- 2024 Chevy Colorado
ORLANDO SOUTH	VEH&R	Truck- 2019 Chevy 1500 Crew LWB #1591
ORLANDO SOUTH	VEH&R	Truck- 2019 Chevy 1500 Crew LWB #1592
ORLANDO SOUTH	VEH&R	Truck- 2019 Chevy Silverado 1500#1631
ORLANDO SOUTH	VEH&R	Truck- 2022 Chevy Colorado #1924
ORLANDO SOUTH	VEH&R	Truck- 2019 Ford Transit Van #1626
ORLANDO SOUTH	VEH&R	Truck- 2017 Chevy Silverado #1458
ORLANDO SOUTH	LHI	OS New Office Renovation
ORLANDO SOUTH	VEH&R	Truck- 2021 Chevy Express Irrigation Van #1718
ORLANDO SOUTH	VEH&R	Truck- 2017 Chevy Siverado 2500HD Crew #1477
ORLANDO SOUTH	VEH&R	Truck- 2017 Ford F-5250 #1480
ORLANDO SOUTH	VEH&R	Truck- 2017 Ford F-5250 #1481
ORLANDO SOUTH	VEH&R	Truck- 2018 Chevy 4500 #1500
ORLANDO SOUTH	VEH&R	Truck- 2022 Chevy Equinox #1859
ORLANDO SOUTH	VEH&R	Truck- 2022 Chevy Equinox #1880
ORLANDO SOUTH	VEH&R	Truck- 2017 Chevy #1502
ORLANDO SOUTH	M&E	UTV- 2020 Kubota RTV UV Worksite w/ HDWS Tires w/ Liner
ORLANDO SOUTH	VEH&R	Truck- 2016 Ford F250 #1418

Yellowstone Landscape- Orlando Asset List

ORLANDO SOUTH	VEH&R	Truck- 2016 Ford F250 #1417
ORLANDO SOUTH	M&E	Toro Groundmaster
ORLANDO SOUTH	VEH&R	Truck- 2016 Chevy Silverado #1441
ORLANDO SOUTH	VEH&R	Truck- 2016 Chevy Silverado #1446
ORLANDO SOUTH	VEH&R	Truck- 2016 Isuzu Npr 34 #1767
ORLANDO SOUTH	VEH&R	Truck, 2020 Chevy Malibu LS #1657
ORLANDO SOUTH	VEH&R	Truck- 2020 Chevy Malibu #1646
ORLANDO SOUTH	M&E	Sprayer- Exmark Z-Spray Max Spreader 6 GAL
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z Ride On
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z Ride On
ORLANDO SOUTH	VEH&R	Truck- 2012 Ford F550 #1320
ORLANDO SOUTH	M&E	Kubota Tractor MX5800HST
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z X-Series Zero Turn
ORLANDO SOUTH	M&E	Blower- Trimmer- and Edger
ORLANDO SOUTH	M&E	Spreader/Sprayer
ORLANDO SOUTH	M&E	Exmark-Lazer Z X-Series LZX801GKA606A1
ORLANDO SOUTH	M&E	Exmark-Lazer Z X-Series LZX801GKA606A1
ORLANDO SOUTH	M&E	Mower- Exmark 60" Lazer Z
ORLANDO SOUTH	M&E	Z Sprayer, 52" 30 Gal. Tank w. High Volume Pump
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z S-Series w/ Gate&Cable Kit, Lever
ORLANDO SOUTH	VEH&R	Truck- 2015 Ford F350 #1408
ORLANDO SOUTH	VEH&R	Truck- Transmission Repair
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z

Yellowstone Landscape- Orlando Asset List

ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z S-Series
ORLANDO SOUTH	M&E	Z Sprayer, 52" 30 Gal. Tank
ORLANDO SOUTH	VEH&R	Truck- 2015 Ford F250 #1368
ORLANDO SOUTH	VEH&R	Truck- 2015 Ford F250 #1321
ORLANDO SOUTH	VEH&R	Truck- 2015 Ford F250 #1697
ORLANDO SOUTH	M&E	UTV- John Deere Gator HPX615E
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z w/ OCD Foot
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z w/ OCD Foot
ORLANDO SOUTH	M&E	Mower- Exmark 60" Lazer Z X Serier
ORLANDO SOUTH	M&E	Mower- Exmark 60" Lazer Z X Series
ORLANDO SOUTH	M&E	Mower- Exmark Lazer 72"
ORLANDO SOUTH	M&E	Mower- Exmark Lazer 72"
ORLANDO SOUTH	M&E	Mower- Exmark 72"
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z
ORLANDO SOUTH	M&E	Mower- Exmark 72" Lazer Z
ORLANDO SOUTH	VEH&R	Trailer- 14' Tuff Dump w/ Spreader Gate
ORLANDO SOUTH	M&E	Scag-Windstorm Stand On
ORLANDO SOUTH	VEH&R	Truck- Isuzu SLT 2010 Open Landscape #1146
ORLANDO SOUTH	M&E	Mower- Exmark 52" Vertex S-Series w/ Gate&Cable Kit, Lever
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex Series

Yellowstone Landscape- Orlando Asset List

ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex Series
ORLANDO SOUTH	M&E	Blower- Stand on Windstorm
ORLANDO SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series

Yellowstone Landscape- Orlando Asset List

ORLANDO SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO SOUTH	M&E	Mower- Exmark 60in
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 48" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 48" Stand On Vertex S-Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex S Series
ORLANDO SOUTH	M&E	Mower- Exmark 60" Vertex S Series
ORLANDO SOUTH	M&E	UTV- John Deere Gator HPX615E
ORLANDO SOUTH	M&E	UTV- John Deere Gator HPX615E
ORLANDO SOUTH	M&E	UTV- John Deere Gator
ORLANDO SOUTH	M&E	Mower- Exmark 52" Vertex
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO SOUTH	VEH&R	Truck- 2012 Isuzu NPR HD Neelco Spray #1248
ORLANDO SOUTH	VEH&R	Truck- 2012 Isuzu NPREFI 18' Open Landscape #1154
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO SOUTH	M&E	Mower- 60" Gravely Prostance with Mulch Kit

Yellowstone Landscape- Orlando Asset List

ORLANDO SOUTH	M&E	Mower- Exmark 60in
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO SOUTH	M&E	Mower- Exmark 36" FS600V Staris
ORLANDO SOUTH	M&E	Mower- Toro Grandstand 60"
ORLANDO SOUTH	M&E	Mower- Toro Grandstand 60"
ORLANDO SOUTH	M&E	Mower- Exmark 54"
ORLANDO SOUTH	M&E	Mower- Exmark 36" Vertex E-Series
ORLANDO SOUTH	M&E	Mower- Exmark 36" Vertex E-Series
ORLANDO SOUTH	M&E	Mower- Toro Grandstand 52"
ORLANDO SOUTH	M&E	Mower- Toro Grandstand 52"
ORLANDO SOUTH	M&E	Blower- B&S Zero Turn
ORLANDO SOUTH	VEH&R	Truck- 2014 Ford F 150 #1406
ORLANDO SOUTH	VEH&R	Truck- 2011 Ford F250 #1149
ORLANDO SOUTH	VEH&R	Truck- 2016 Chevy Silverado Transmission Repair #1441
ORLANDO SOUTH	VEH&R	Trailer- 2024 Big Tex 70PI-X 83x20 Utility Trail
ORLANDO SOUTH	VEH&R	Trailer- 2024 Big Tex 83x16 7K Tandem SQ TU UT 4RG
ORLANDO SOUTH	VEH&R	Trailer- 2024 Big Tex 83x16 7K Tandem SQ TU UT 4RG
ORLANDO SOUTH	M&E	Billy Goat Truck Loader
ORLANDO SOUTH	VEH&R	Trailer- Big Tex 83x16
ORLANDO SOUTH	VEH&R	Trailer- 2024 Big Tex 70PI-X 83x16 Utility Trail
ORLANDO SOUTH	VEH&R	Trailer- 2024 Big Tex 70PI-X 83x20 Utility Trail
ORLANDO SOUTH	VEH&R	Trailer- 2025 Big Tex Utility 83x16
ORLANDO SOUTH	VEH&R	Trailer-16"Big Texas 70PI16XBK4RG

Yellowstone Landscape- Orlando Asset List

ORLANDO SOUTH	VEH&R	Trailer- 2024 Big Tex 6x12 Single Axle
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO SOUTH	M&E	Mower- Turf Tracer 36in
ORLANDO SOUTH	M&E	Mower- Turf Tracer 36in
ORLANDO SOUTH	M&E	Small Equipment-(9)Stihl Hedge Trimmer HL94K-145
ORLANDO SOUTH	VEH&R	Trailer- 2021 GPS GTT71610K
ORLANDO SOUTH	VEH&R	Trailer- 2021 GPS GTT71610K
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO SOUTH	VEH&R	Trailer- 2019 Big Tex SD 70PI-16X
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO SOUTH	VEH&R	Trailer- 2019 Big Tex Utility
ORLANDO SOUTH	VEH&R	Trailer- 2019 Big Tex Utility
ORLANDO SOUTH	M&E	Small Equipment- (9) Stihl BR430 Backpack Blower
ORLANDO SOUTH	VEH&R	Trailer- 2021 GPS GTT6167K
ORLANDO SOUTH	VEH&R	Trailer- 2021 GPS GTT6167K
ORLANDO SOUTH	M&E	Blower - Umount Vehicle Mounted w. Zturn bracket
ORLANDO SOUTH	M&E	Blower - Umount Vehicle Mounted w. Zturn bracket
ORLANDO SOUTH	M&E	Blower - Umount Vehicle Mounted w. Zturn bracket
ORLANDO SOUTH	M&E	Mower- Vantage 52in
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle

Yellowstone Landscape- Orlando Asset List

ORLANDO SOUTH	M&E	Kubota- 2012 RTV1140
ORLANDO SOUTH	M&E	Small Equipment- (8) Stihl FC91 Edger
ORLANDO SOUTH	VEH&R	Trailer- 2017 Gatortail 8x24 Deckover
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO SOUTH	M&E	Small Equipment-(8)Stihl Edger FC91
ORLANDO SOUTH	M&E	Small Equipment-(8)Stihl Trimmer FS91R
ORLANDO SOUTH	VEH&R	Trailer- 2018 6x12 LM61235
ORLANDO SOUTH	VEH&R	Trailer- 2018 50LA-16
ORLANDO SOUTH	M&E	Workman- Toro 3200
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO SOUTH	VEH&R	Trailer 2017 Roru 82inx20 Open
ORLANDO SOUTH	VEH&R	Trailer- 2017 Gatortail 7x20 Landscape
ORLANDO SOUTH	VEH&R	2017 16' Pipe Trailer
ORLANDO SOUTH	M&E	Small Equipment- (3) Stihl HL94K-145 Hedge Trimmer
ORLANDO SOUTH	M&E	Small Equipment- (5) Stihl FS91R Trimmer
ORLANDO SOUTH	M&E	Small Equipment- Stihl (4) BR430 Backpack Blower
ORLANDO SOUTH	M&E	Small Equipment- (4) BR430 Backpack Blower
ORLANDO SOUTH	VEH&R	Trailer- 2018 35SA-10EX2
ORLANDO SOUTH	VEH&R	2017 Trailer- 16' Tandem Axel Utility Trailer
ORLANDO SOUTH	M&E	Kubota
ORLANDO SOUTH	M&E	Kubota- RTV1140CPX-H
ORLANDO SOUTH	M&E	Kubota- RTV1140CPX-H
ORLANDO SOUTH	M&E	Small Equipment- Stihl (4) FC91 Edger

Yellowstone Landscape- Orlando Asset List

ORLANDO SOUTH	VEH&R	Trailer- 2017- Utility
ORLANDO SOUTH	M&E	Kubota- 2013 RTV 1140
ORLANDO SOUTH	M&E	Kubota- 2013 RTV 1140
ORLANDO SOUTH	M&E	Kubota- 2013 RTV 1140
ORLANDO SOUTH	M&E	Kubota- 2013 RTV 1140
ORLANDO SOUTH	M&E	Small Equipment- Stihl (4) FS91R Trimmer
ORLANDO SOUTH	M&E	Small Equipment- (2) FS91R Trimmer
ORLANDO SOUTH	M&E	Billy Goat Self Propelled 27' Vaccuum
ORLANDO SOUTH	M&E	Billy Goat Self Propelled 27' Vaccuum
ORLANDO SOUTH	M&E	Mower- Lazer S 72in
ORLANDO SOUTH	M&E	Small Equipment- Stihl HL94K-145 Hedge Trimmer
ORLANDO SOUTH	M&E	Sprayer- Junior Z-Spray
ORLANDO SOUTH	M&E	Small Equipment- (2) Stihl HL94K-145 Hedge Trimmer
ORLANDO SOUTH	M&E	Mower- 21in Exmark
ORLANDO SOUTH	VEH&R	Trailer- Big Tex- Small Reunion
ORLANDO SOUTH	M&E	Small Equipment- Stihl BR430 Backpack Blower
ORLANDO SOUTH	M&E	Small Equipment- Stihl FC91 Edger
ORLANDO SOUTH	M&E	Small Equipment- (2) FC91 Edger
ORLANDO SOUTH	VEH&R	Trailer- 2016 Big Tex Utility
ORLANDO SOUTH	M&E	Small Equipment- Stihl FS91R Trimmer
ORLANDO SOUTH	M&E	Mower- Exmark 21in Walk Behind
ORLANDO SOUTH	VEH&R	Trailer- 2016 Big Tex Open Utility
ORLANDO SOUTH	VEH&R	Trailer- 2015 Big Tex

Yellowstone Landscape- Orlando Asset List

ORLANDO SOUTH	M&E	Mower- Gravely Pro Stance 34in
ORLANDO SOUTH	M&E	Small Equipment- Stihl MS194T Chainsaw
ORLANDO SOUTH	VEH&R	Trailer- 2002 Utility
ORLANDO SOUTH	VEH&R	Trailer- 2014 Open Utility UT508SA
ORLANDO SOUTH	VEH&R	Trailer- 2015 Big Tex Utility
ORLANDO SOUTH	M&E	Mower- Exmark Push
ORLANDO SOUTH	VEH&R	Trailer- 2015 Triple Crown 6x16
ORLANDO SOUTH	VEH&R	Trailer- 2015 Open Utility
ORLANDO SOUTH	VEH&R	Trailer- 2014 All ProUtility 7x12
ORLANDO SOUTH	VEH&R	Trailer- 2014 All Pro Utility 5 x 8- Single Axle
ORLANDO SOUTH	VEH&R	Trailer- 2013 Open Utility
ORLANDO SOUTH	M&E	Mower- Exmark Turf Track (C)
ORLANDO SOUTH	M&E	Mower- Exmark 21in
ORLANDO SOUTH	VEH&R	Trailer- 2015 5x10 Open Utility
ORLANDO SOUTH	VEH&R	Trailer- 2014 Utility 5 x 8
ORLANDO SOUTH	VEH&R	Trailer- 2008 TCTC 7x16 LD Tandem w/ Racks (DL)
ORLANDO SOUTH	VEH&R	Truck- 2007 Chevy Silverado 3500 Irrigation #1114
ORLANDO SOUTH	VEH&R	Trailer- 20' Utility Trailer with Tree Bar
ORLANDO SOUTH	VEH&R	Trailer- 1998 Tandem 8x8 HD Tandem Axle (DL)
ORLANDO SOUTH	M&E	Roughneck 2 Ton Chain

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

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

1. This sworn statement is submitted to Tohoqua Development District.

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

3. Proposer's business address is 1773 Business Center Lane, Kissimmee, FL 34758

4. Proposer's Federal Employer Identification Number (FEIN) is 20-2993503

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

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

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

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

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

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

person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

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

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

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

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

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

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

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

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

Dated this 31st day of March 2026.

Proposer: Yellowstone Landscape- Southeast LLC
By: Nicole Giles
Title: Business Development Manager

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 31st day of March 2026, by Nicole Giles of Yellowstone Landscape who is personally known to me or who has produced _____ as identification, and did [ ] or did not [✓] take the oath.

Sherry Lynn Folda
Notary Public, State of Florida
Print Name: Sherry Lynn Folda
Commission No.: HH508623
My Commission Expires: June 17, 2028

SHERRY LYNN FOLDA
MY COMMISSION # HH 508623
EXPIRES: June 17, 2028

4876-9932-0876.5

SWORN STATEMENT PURSUANT TO SECTION 287.135(5), *FLORIDA STATUTES*, REGARDING SCRUTINIZED COMPANIES WITH ACTIVITIES IN SUDAN LIST OR SCRUTINIZED COMPANIES WITH ACTIVITIES IN THE IRAN PETROLEUM ENERGY SECTOR LIST

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

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

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

3. Proposer's business address is 1773 Business Center Lane, Kissimmee, FL 34758

4. Proposer's Federal Employer Identification Number (FEIN) is 20-2993503

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

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

6. Based on information and belief, at the time the Proposer submitting this sworn statement submits its proposal to the District, neither the Proposer, nor any of its officers, directors, executives, partners, shareholders, members, or agents, is listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

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

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

Dated this 31st day of March 2026.

Proposer: Yellowstone Landscape- Southeast LLC

By: Nicole Ailes

Title: Business Development Manager

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 31st day of March 2026, by Nicole Ailes of Yellowstone Landscape who is personally known to me or who has produced _____ as identification, and did [ ] or did not [✓] take the oath.

SHERRY LYNN FOLDA
MY COMMISSION # HH 508623
EXPIRES: June 17, 2028

Sherry Lynn Folda
Notary Public, State of Florida
Print Name: Sherry Lynn Folda
Commission No.: HH508623
My Commission Expires: June 17, 2028

4876-9932-0876.5

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Nicole Ailes, as Business Development Manager, on behalf of Yellowstone Landscape-Southeast LLC, (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.

2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Contractor does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;

   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;

   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;

   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;

   (e) Causing or threatening to cause financial harm to any person;

   (f) Enticing or luring any person by fraud or deceit; or

   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

By: Nicole Ailes

Name: Nicole Ailes

Title: Business Development Manager

Date: March 31, 2026

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Nicole Ailes, as Business Development Manager, of Yellowstone Landscape, who is ☑ personally known to me or ☐ who produced _____ as identification this 31st day of March, 2026.

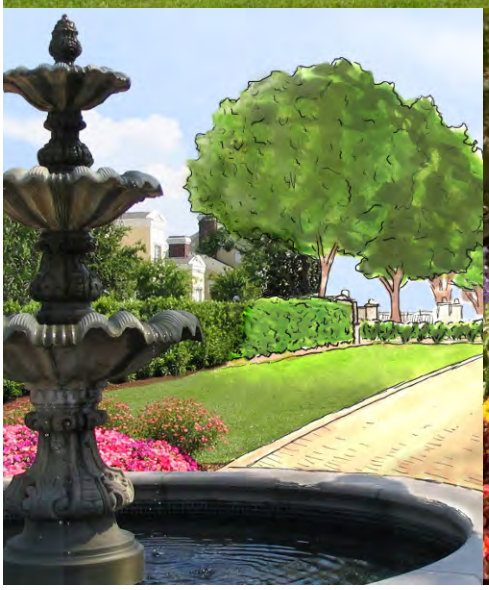
SHERRY LYNN FOLDA
MY COMMISSION # HH 508623
EXPIRES: June 17, 2028
(Notary Seal)

Sherry Lynn Folda
Notary Public

4876-9932-0876.5

PERSONNEL

YELLOWSTONE
LANDSCAPE



Yellowstone Landscape began in 2008 with the unification of established, independently successful regional landscape companies.

We've been linked by a common goal to better serve our clients, sharing decades of experience in landscape maintenance, landscape design and installation, and tree care services.

As one of the landscape industry's fastest growing and most awarded commercial landscaping companies, we are proud to serve more than three thousand client properties from our local branch facilities, across the South, Southwest, and Midwest.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.

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Trusted by Clients Across the Country

YELLOWSTONE LANDSCAPE

Yellowstone Landscape serves our clients from local branch locations across the South, Southwest, and Midwest United States.

Our talented Landscape Professionals are experts in their local areas, delivering **excellence in commercial landscape maintenance, installations and enhancements, tree care, and snow & ice services.**

These local operating teams are supported by the collective strength of a **national leader in commercial landscaping services.**

And we empower our local leadership to make decisions in the best interest of our clients and their properties. No excuses, no calling headquarters for approval, no corporate red tape. **Just do what's right.**

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the **trusted commercial landscaping partner** of choice to our valued clients across the country.

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Proud to Serve Orlando

YELLOWSTONE
LANDSCAPE

Excellence in Commercial Landscaping for Your Orlando Area Properties

Yellowstone Landscape is proud to serve Central Florida's commercial landscaping needs from two branch locations in Orlando. With **more than 250 local employees**, we're one of the largest and most awarded commercial landscape service firms in the greater Orlando area.

We offer landscape design, landscape installation, and landscape maintenance services to some of the area's most beautiful homeowner associations, resorts and hotels, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail shopping centers.

Our service teams are ready to provide you with **Orlando's most professional and responsive commercial landscaping services**, always tailored to your needs and expectations.

Orlando-North Offices
1930 Silver Star Road
Orlando, FL 32804
407.814.2400

Orlando-South Offices
1773 Business Center Lane
Kissimmee, FL 34758
407.396.0529

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Landscape Maintenance

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Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to looks its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into **your Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.

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Irrigation Installation & Management

YELLOWSTONE
LANDSCAPE

There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources.** Once installed, we always adhere to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system.**

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

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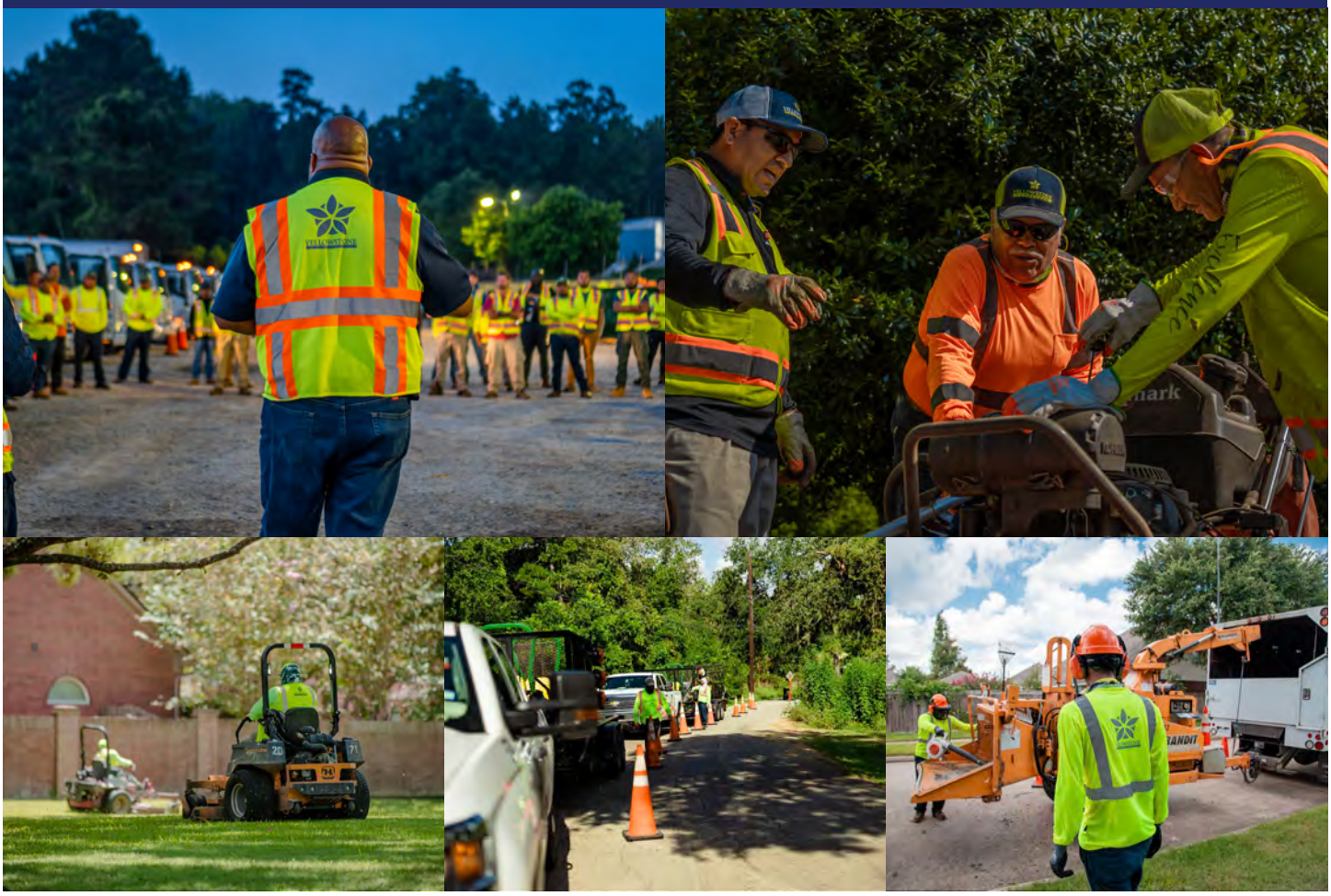
Committed to Safety

YELLOWSTONE
LANDSCAPE



Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a **safe, healthy work environment,** kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to **behave professionally and remain alert** to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

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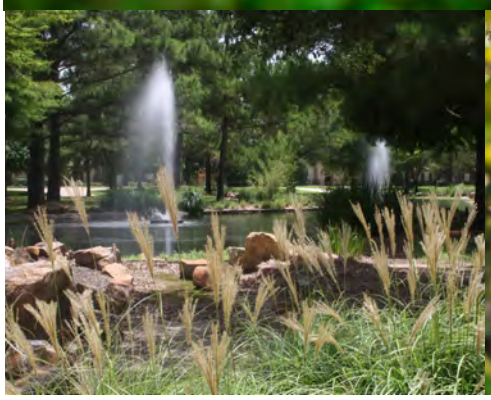
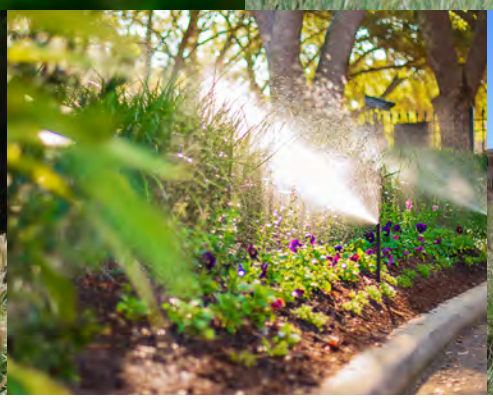
Environmental Stewardship

YELLOWSTONE
LANDSCAPE

As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination of targeted management tools rather than broad blanket applications to create an environment free from pests and disease.

Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment. Our firm's EFI equipment purchases over the past 6 years have dramatically reduced greenhouse gas emissions over previously used carbuerated models.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

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Our People. Your Partner.

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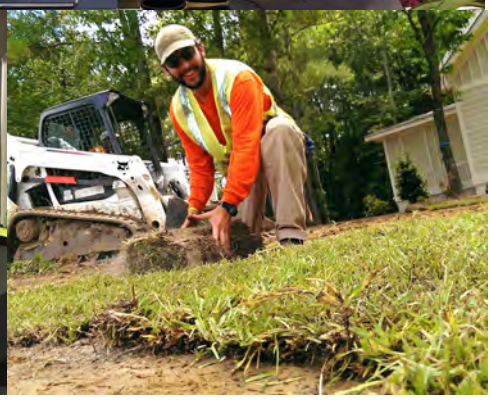

At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 2500 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

We're proud of our people. We want you to be proud of your landscape service partner.

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Our Place in Our Industry

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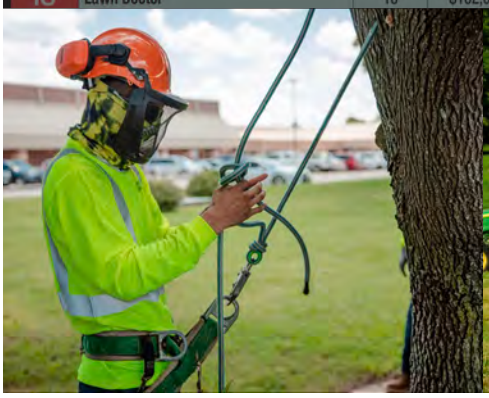
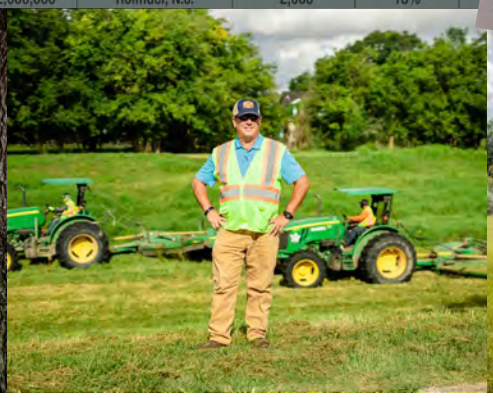
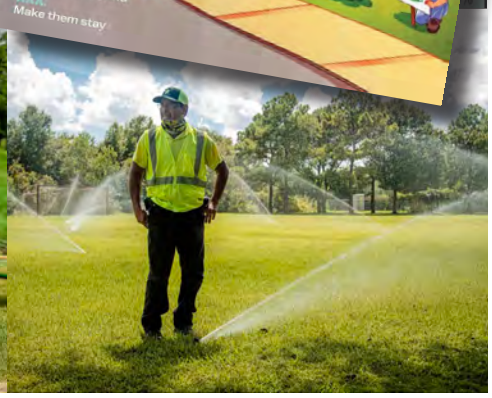
2021 RANK	COMPANY	2020 RANK	2020 REVENUE	HEADQUARTERS	EMPLOYEES	% CHANGE FROM 2019	% CHANGE EXPECTED FOR 2021	%LD/	%II/	%CR	%RR
1	BrightView Landscapes	1	$2,346,000,000	Blue Bell, Pa.	21,000	-3%	N/A				
2	TruGreen	2	$1,400,000,000	Memphis, Tenn.	13,570	1%	N/A				
3	The Davey Tree Expert Co.	3	$1,287,552,000	Kent, Ohio	10,300	13%	5%				
4	Yellowstone Landscape	5	$358,000,000	Bunnell, Fla.	4,270	34%	10%				
5	Bartlett Tree Experts	4	$352,000,000	Stamford, Conn.	2,200	8%	7%				
6	Gothic Landscape	6	$230,000,000	Valencia, Calif.	2,000	0%	9%				
7	Outworx Group	*	$225,191,000	Westbury, N.Y.	4,299	8%	12%				
8	Ruppert Landscape	7	$213,165,000	Laytonsville, Md.	1,820	2%	18%				
9	Weed Man	8	$212,928,956	Orono, Ontario	3,559	14%	9%				
10	LandCare	10	$208,000,000	Frederick, Md.	3,600	12%	15%				
11	Divisions Maintenance Group	*	$184,961,302	Newport, Ky.	457	31%	8%				
12	HeartLand	14(t)	$184,000,000	Kansas City, Mo.	2,100	19%	40				
13	SavATree	13	$182,600,000	Bedford Hills, N.Y.	1,430	4%	6				
14(t)	Park West	11	$180,000,000	Rancho Santa Margarita, Calif.	1,600	-3%					
14(t)	U.S. Lawns	12	$180,000,000	Orlando, Fla.	2,400	N/A					
16	Lawn Doctor	16	$162,000,000	Holmdel, N.J.	2,000	13%					







Each year the lawn and landscape industry's leading trade publications rank the largest firms in lawn care, tree care, and landscaping services. Among the largest "green industry" companies in North America, **Yellowstone Landscape** is pleased to have been in the top 10 for each of the past four previous years.

We attribute our tremendous growth and staying power at the top of our industry to two very important groups of people. First, to the thousands of customers, and the properties and projects they allow us to create and maintain for them.

Second, to the more than four thousand Yellowstone Landscape Professionals who wear our uniform and take care of the valuable relationships we've built with our clients.

Without the trust of our customers or the dedication of our employees Yellowstone Landscape would not exist as it is today.

As we look forward to continued opportunities to serve new clients and to bring more talented individuals into our company, we vow to never lose sitght of the people who made us one of our industry's most successful and respected firms.

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Industry Recognition

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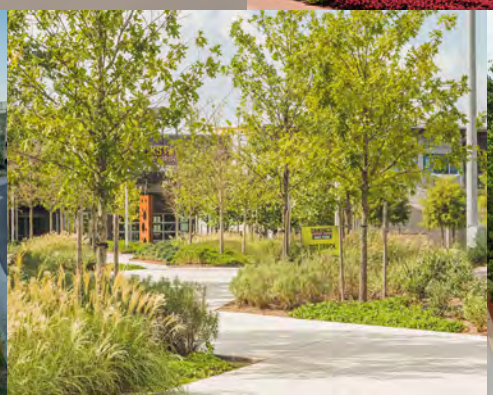
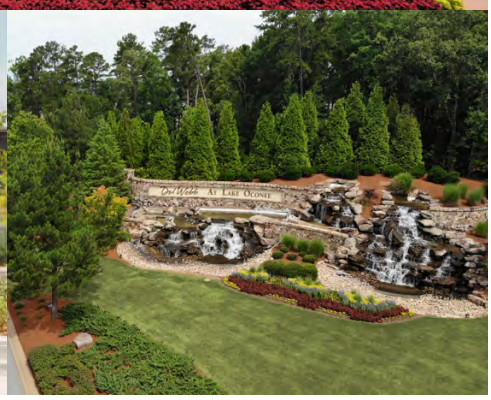

Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

Rockstar BMX Park; Houston, Texas; 2020
Old Palm; Palm Beach Gardens, Florida; 2019
The Peninsula; Charlotte, North Carolina; 2019
Emory Johns Creek Hospital; Atlanta, GA; 2019
Del Webb Lake Oconee; Greensboro, Georgia; 2018
Mesa Del Sol; Albuquerque, New Mexico; 2018
Hermann Park; Houston, Texas; 2017
Walton Riverwood; Atlanta, Georgia; 2017
Swan and Dolphin Resort; Orlando, Florida; 2016
Cane Island Amenity Village; Houston, Texas; 2016
Tradition; Port St Lucie, Florida; 2015
Rob Fleming Park; The Woodlands, Texas; 2014
AAA Headquarters; Orlando, Florida; 2013
Technology Park Atlanta; Atlanta, Georgia; 2013
Boeing 787 Facility; Charleston, South Carolina; 2012
Waldorf Astoria Resort; Orlando, Florida; 2012
Grand Haven; Palm Coast, Florida; 2011
Fleming Island Plantation; Jacksonville, Florida; 2010
Hammock Beach Resort; Palm Coast, Florida; 2008
Reunion Resort & Club; Orlando, Florida; 2007

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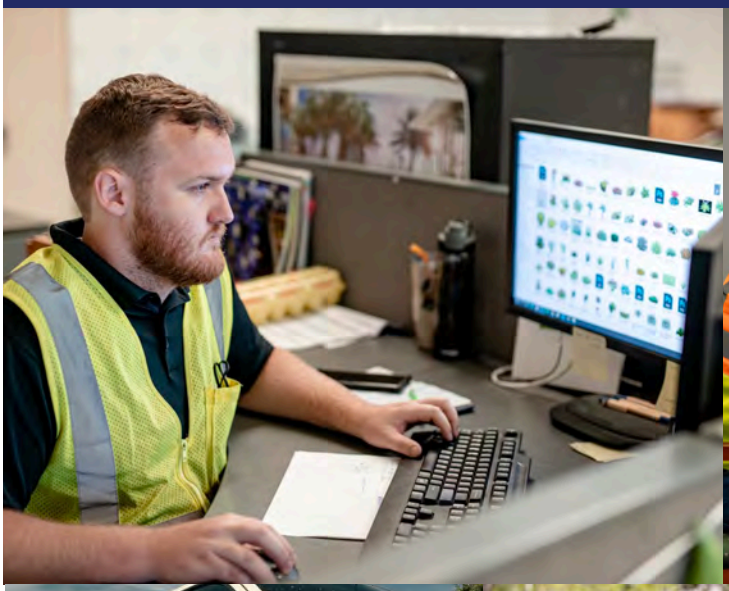
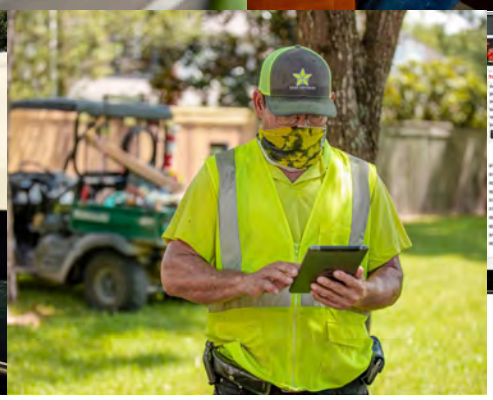
Our Technology at Work for You

YELLOWSTONE LANDSCAPE





Technology in the landscape industry is rapidly evolving. Yellowstone Landscape is taking advantage of this innovation to improve our communication, tracking, and billing systems, allowing us to offer more efficient service visits and faster response times for our clients.

Over a decade ago, we began issuing **smart phones** to all our field service supervisors and technical specialists, but as new products have come to market, Yellowstone has continued to improve our technological capabilities.

All Yellowstone Landscape **fleet vehicles are equipped with GPS tracking devices**, enabling us to see where our vehicles are at any given time, and how long our service crews spend at each property. GPS tracking also enables our Safety teams to make sure our drivers are obeying speed limits and traffic laws.

In addition to field level improvements, Yellowstone continues to lead the industry with real time reporting on costs and labor utilization, enabling us to produce monthly service billings at **greater than 99% accuracy**. We even integrate with most major accounting systems, to help you automate your procurement system's payment processes.

We will remain technological leaders in our industry and as technology improves, so will we.

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Safety Training Policies

Onboarding

At the time of onboarding the employee is required to read the safety guide to become familiar with our safety policies and protocols which includes proper use of equipment, general safety rules and disciplinary actions regarding safety violations. Upon completion the employee is required to complete a safety quiz to determine comprehension of the information. Any questions answered incorrectly are then discussed with the employee to better explain and educate them on the safety requirements. PPE is given to each new employee and their proper use covered.

Equipment Training and Competency

Before an employee is given a piece of equipment to operate, they are assessed by their immediate supervisor or the shop manager as to their level of competency. If they do not show the level of competency required to operate the equipment, they are then trained on the operation and safety features of the equipment. No employee is allowed to operate equipment if they do not display full competency.

Weekly Safety Training

Branches are required to hold a weekly tailgate safety talk. Meetings are to be scheduled in advance and topics approved by the Branch Manager. Branches are also allowed to hold bi-weekly meetings on two topics per training with the approval of the Field Support Office Safety Team. A total of four topics per month are required. Mandatory topics are rolled out monthly for the upcoming month's trainings. Content is provided in both English and Spanish. Documentation of each safety training is uploaded into our cloud files.

Monthly Safety Training

Branches are required to hold a monthly safety meeting for all management level personnel including mechanics. Safety reports pertinent to incidents for the month and covering DART and TRIR are provided. Management and crew trainings for the upcoming month are rolled out during these meetings.
Semi-Annually or Annually – Safety Rodeos are held at each branch every 6-12 months. Equipment use and safety features, first aid, PPE use, truck and trailer safety, Defensive Parking, and chemical safety are some of the required topics. Branches also provide additional training on areas pertinent to their branch operations.

Follow Up Training

In the case of an incident the branch is required to share the incident with the crews and cover what happened and how it could have been prevented. Employees are reminded of our PPE requirements and retrained on the topic relative to the incident.

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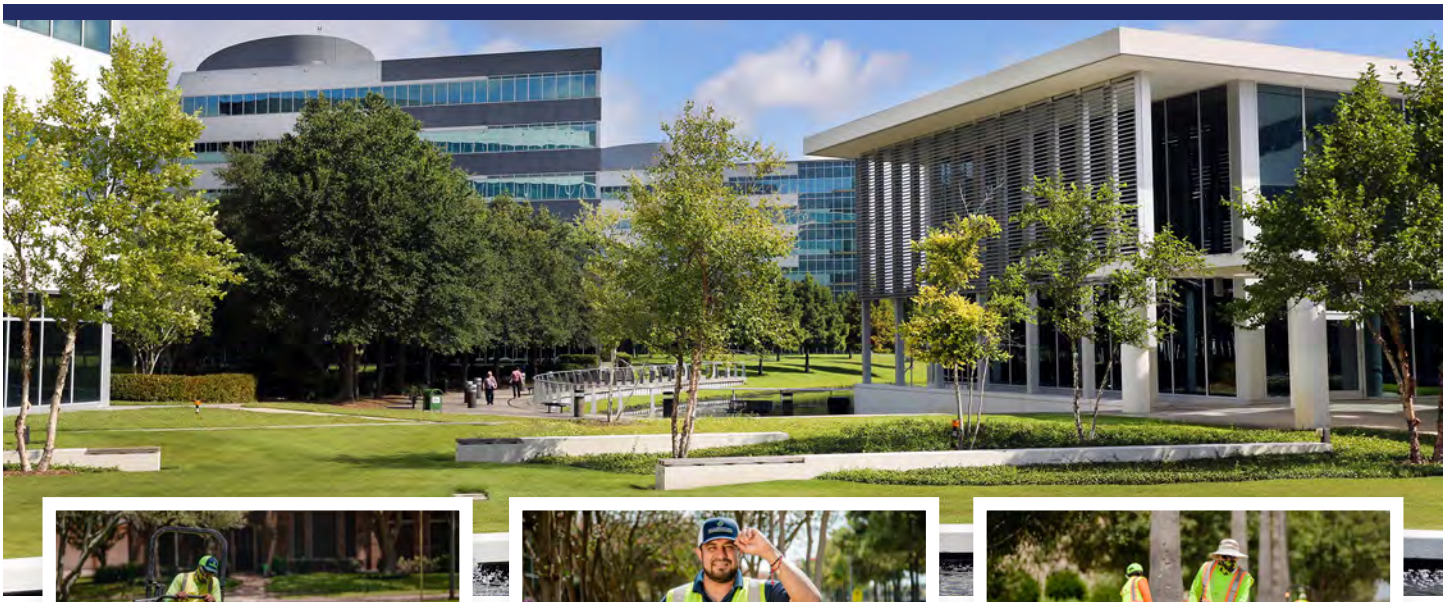
Capabilities Statement

Commercial Landscaping Services



CORPORATE OVERVIEW

Yellowstone Landscape began in 2008 with the unification of established, independently successful regional landscape companies. Since then, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape maintenance, landscape design and installation, tree care, irrigation, and snow & ice management services.

As the landscape industry's largest privately held company, we are proud to serve more than three thousand client properties from over 50 local branch facilities, across the South, Southwest, and Midwest.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.

COMPANY DATA

Business Entity Name: Yellowstone Landscape - Southeast LLC
Headquarters Address: 3235 N State St, Bunnell, FL 32110
FEI/EIN Number: 20-2993503
Incorporation Date: 01.28.2008 (Delaware)

SERVICES OFFERED

- Landscape Maintenance
- Landscape Enhancements
- Landscape Installation
- Commercial Tree Care
- Irrigation & Water Management
- Snow & Ice Management

Principal Officers

Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.

Harry Lamberton was named **President and CEO** of Yellowstone Landscape in May of 2023, after joining Yellowstone in January of 2022 as President. As CEO, Harry leads and drives Yellowstone's strategy, continued growth, quality service, focus on safety, and maintaining a great place to work for all employees, applying expertise gained from over 20 years of leading environmental and sustainability businesses at Waste Management. Harry continues to be active in broadly supporting sustainability and the environment by serving on the Conference Board's Global Sustainability Centre's Advisory Board, the Board of Directors of the Sustainability Institute at the University of New Hampshire and the Board of Directors of Friends of the Chicago River. Harry holds a BA from the University of New Hampshire and an MBA from the Goizueta School of Business at Emory University.

Timothy (Timo) Sherman serves as **Chief Financial Officer** of Yellowstone Landscape with oversight over all Finance, Accounting, IT, and Procurement functions. He has led the financial analysis team since 2018, focusing on excellence in planning, forecasting, budgeting, analysis, acquisition planning, due diligence, closing and initial integration management, and any other areas requiring financial evaluation and insight. He first worked in landscaping as a construction project manager, then account manager and branch manager for Cornerstone Landscape, which was acquired by Yellowstone in 2012. Timo holds a BS from the Fisher School of Accounting at the University of Florida and an MBA from Jacksonville University and has experience in Staff and Cost Accounting.

Tim Portland has served as the **Executive Chairman** of Yellowstone Landscape since May of 2023. As Executive Chairman he is highly active and engaged within the company, supporting the company's executive leadership. Prior to his current role, he led the company as CEO for more than a decade. In addition to chairing Yellowstone's Board of Directors, Tim serves on the Board of Directors of the National Association of Landscape Professionals and chairs the association's H-2B steering committee. He also serves on the Board of the Seasonal Employment Alliance, an advocacy organization focused on congressional reform of the guest worker visa programs that sustain seasonal businesses across the United States.

Blaine Peterson serves as Yellowstone Landscape's **Vice President of Business Development**, where he is responsible for the company's industry-leading sales team, a critical component of Yellowstone's superior growth and track record with customers. Blaine has been a part of the company since 2005, in ascending roles and responsibilities including Branch Manager and Business Development Manager, while founding the company's Jacksonville, Florida location. Blaine has a background in commercial real estate and holds a degree from Florida State College.

Cheyne Solesbee, *General Manager*

	As the General Manager of our North and Central Florida markets, Cheyne is responsible for overseeing each of the local branches. Cheyne assists with the growth of our branches. He coordinates operations, which includes personnel, equipment, safety regulations, and other resources. He works with each local branch to maintain the highest quality projects and ensures the team provides world class service to our customers.
Education	***Texas A&M University,*** College Station, Texas Bachelor of Science in Agronomy
Relevant Experience	***General Manager,*** Yellowstone Landscape – North and Central Florida 2024-present Responsible for all landscape operations within Yellowstone Landscape's North and Central Florida markets, including our Orlando, Kissimmee, Apopka, and Leesburg branches. Oversees all branches operations and employees, builds operational strategies that improve company-wide quality, and manages operations training. ***Branch Manager,*** Yellowstone Landscape – Jacksonville, FL 2018-2023 Responsible for landscape maintenance and installation operations, works with all plans and specifications for each project and has extensive knowledge of the service expectations, hires and coordinates landscape management crews, balances the workload and materials needed for each project, maintains up-to-date roster of all personnel and job activities, and identifies equipment and resources needed for each project. ***Account Manager,*** Yellowstone Landscape – Jacksonville, FL 2012-2017 Arranges, schedules, and directs daily landscape services, ensures peak efficiency of each project, ensures delivery of high-quality projects and services to clients, establishes long-term relationships with clients, identifies opportunities to enhance client properties, conducts on-going field-safety and operations training, and maintains regular communications with clients.

Cheyne Solesbee, *General Manager*

	Project Manager, Yellowstone Landscape – Jacksonville, FL 2009-2011 Responsible for landscape installation operations, works with all plans, blueprints, and specifications for each project, hires and coordinates construction crews, balances the workload and materials for each project, maintains up-to-date roster of all personnel and job activities, identifies equipment and resources needed for each project, assures preventative maintenance on all equipment, conducts regular inspections of in-progress projects, and identifies training needed for personnel. ***Assistant Project Manager,*** Yellowstone Landscape – Jacksonville, FL 2007-2009 Works with all plans, blueprints, and specifications for each landscape installation project, coordinates construction crews, and balances the workload and materials for each project.

Jeremy Browne, *Branch Manager*

	As the branch manager of our Orlando-South branch, Jeremy is responsible for overseeing the location's current and upcoming projects. He coordinates all landscape operations, which include personnel, equipment, safety regulations, plant material and other resources. He works with each project to maintain the highest quality landscape and ensure team delivers a high level of customer service and engagement.
Certifications	Certified Pest Control Operator, FNGLA Certified Horticultural Professional, Certified University of Florida Best Management Practices
Relevant Experience	***Branch Manager,*** Yellowstone Landscape – Kissimmee, FL 2025 - present Responsible for landscape maintenance and installation operations, works with all plans and specifications for each project and has extensive knowledge of the budget and service expectations, hires and coordinates landscape management crews, balances the workload and materials needed for each project, maintains up-to-date roster of all personnel and job activities, identifies equipment and resources needed for each project, assures that preventive maintenance is performed on all equipment, and conducts regular inspections of in-progress projects. ***Owner,*** Everything Under the Sun Landscape Consulting – Orlando, FL 2023 – 2025 Built company from sole operator to 25-30 employees and $500k/year in contractual landscape revenue. Services provided included: commercial and residential landscape design, installation, maintenance, and pest control/fertilization programs. ***Branch Manager,*** Duval Landscaping – Orlando, FL 2021 – 2023 Responsible for landscape maintenance and installation operations, works with all plans and specifications for each project and has extensive knowledge of the budget and service expectations, hires and coordinates landscape management crews, balances the workload and materials needed for each project, maintains up-to-date roster of all personnel and job activities, identifies equipment and resources needed for each project, assures that preventive maintenance is performed on all equipment, and conducts regular inspections of projects.

Jeremy Browne, *Branch Manager*

	Operations Manager, CRM Services- Orlando, FL 2019-2021 Planning and scheduling field operations, management mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees. ***Branch Manager,*** Nu-Leaf Landscaping and Property Services – Orlando, FL 2014 – 2019 Responsible for landscape maintenance and installation operations, works with all plans and specifications for each project and has extensive knowledge of the budget and service expectations, hires and coordinates landscape management crews, balances the workload and materials needed for each project, maintains up-to-date roster of all personnel and job activities, identifies equipment and resources needed for each project, assures that preventive maintenance is performed on all equipment, and conducts regular inspections of projects

Elisamuel Flores *Operations Manager*

	As an Operations Manager, Flores is responsible for coordinating, implementing, and maintaining landscaping operations for the branch. Flores also plans and manages installation projects, ensuring that clients are always kept informed about the project's status. Due to his extensive background in landscape maintenance, Flores is knowledgeable in irrigation maintenance, turf and shrub fertilization, and turf and shrub pest control.
Skills & Abilities	Best Management Practices (Florida Green Industries), Landscape Design & Installation, Landscape Maintenance Plans, Nutrient Application, Pest Management, Irrigation Systems, Troubleshooting, Communication, Client Relations, Project Management, and Leadership
Relevant Experience	***Operations Manager,*** Yellowstone Landscape- Kissimmee, FL 2017-current Planning and scheduling field operations, manage mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees. Property experience in homeowner associations, resorts, apartments, commercial, and governmental. ***Production Manager,*** BrightView– Orlando, FL 2010-2016 Supervised landscaping crews to ensure all duties are performed safely and efficiently, assigned tasks to crew members, and oversaw quality control. ***Account Manager,*** PROScape, Inc.- Orlando, FL 2000-2010 Planning and scheduling field operations, manage mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees. Property experience in homeowner associations, resorts, apartments, commercial, and governmental.

Paul Newman *Irrigation & Installation Manager*

	As an Irrigation Manager and Landscape Installation Manager, Paul is responsible for overseeing the branch's irrigation division and landscape installation division. Paul plans and manages all irrigation and installation projects, ensuring that clients are always kept informed about the project's status. Due to his extensive background, Paul is knowledgeable in landscape maintenance, irrigation maintenance, landscape installation, and hardscape installation.
Skills & Abilities	A.S. Banks Agriculture College- May 1985 CXC. JAS. Excelsior Community College- May 1984
Relevant Experience	***Irrigation & Landscape Installation Manager-*** Yellowstone Landscape- Kissimmee, FL 2025-Current Scheduling irrigation technician routes, training irrigation employees on proper design and troubleshooting, and providing clients proposals for repairs and upgrades to irrigation systems. Scheduling landscape installation crews and providing clients with estimates for additional services. ***Operations Manager,*** Terrasouth Environmental LLC- Central Florida 2022-25 Planning and scheduling landscape and hardscape installation operations, managing crews, communicating with clients, selling enhancement services, assisting in training and employee development, and ensuring a safe work environment for employees. ***Account Manager,*** Yellowstone Landscape- Kissimmee, FL 2018-2022 Planning and scheduling field operations, managing mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees. Property experience in homeowner associations, resorts, apartments, commercial, and governmental.

Paul Newman *Irrigation & Installation Manager*

Landscape Enhancement Manager, BrightView Landscape- Kissimmee, FL
2017-2018
Planning and scheduling landscape installation operations, managing installation crews, communicating with clients, selling enhancement services, assisting in training and employee development, and ensuring a safe work environment for employees.

Landscape Enhancement Manager, Girard Environ. Services- Orlando, FL
2013-2017
Planning and scheduling landscape installation operations, managing installation crews, communicating with clients, selling enhancement services, assisting in training and employee development, and ensuring a safe work environment for employees.

Construction Supervisor, Tootle Construction- Longwood, FL
2012-2013
Planning and scheduling maintenance team operations, managing mow and detail crews, assisting in training and employee development, ensuring a safe work environment for employees.

Owner, Newman Landscaping Services LLC- Kissimmee, FL
2009-2015
Built the company from sole operator to 5 full time employees. Services provided included: commercial and residential landscape design, installation, maintenance, pest control/fertilization programs, and irrigation system design and maintenance. Performed all aspects of accounting, payroll, and personnel management, including governmental filings and compliance.

Project Manager, Ginn Golf- Orlando, FL
2003-2009
Designing layout of golf course landscaping, planning and scheduling maintenance team operations, managing mow and detail crews, overseeing irrigation team, managing fert/pest control operations, assisting in training and employee development, ensuring a safe work environment for employees.

Kyle Davis, Horticulture Manager

As the Horticulture Manager within our Leesburg Branch, Kyle plays a pivotal role in overseeing the planning, development, and maintenance of our diverse horticultural projects. This position requires a seasoned professional with a deep understanding of plant science, landscape design, and sustainable practices. Kyle is responsible for leading a team of skilled horticulturists and landscape technicians, ensuring that all projects meet the highest standards of quality and client satisfaction.

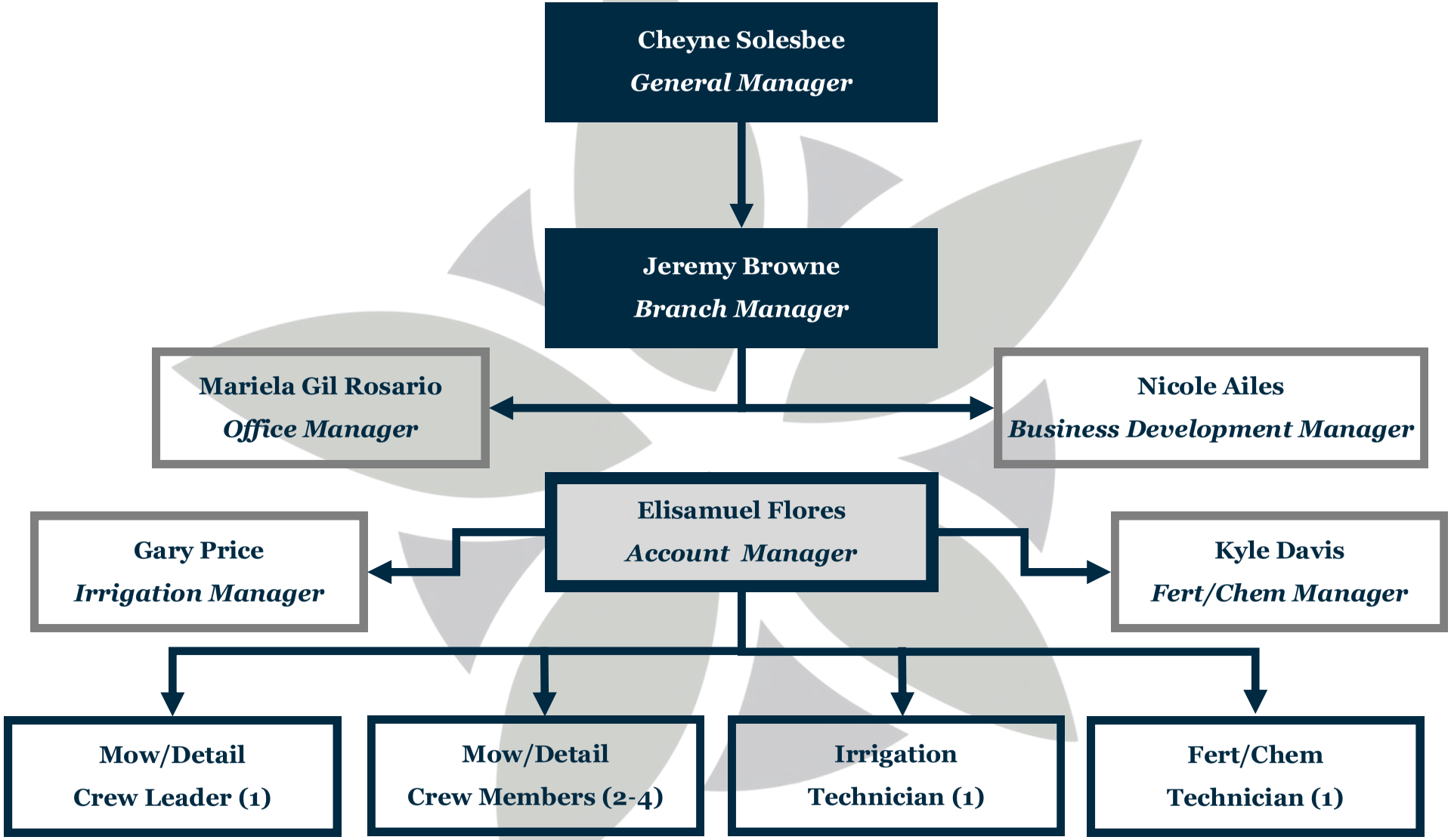
Key Responsibilities:

- **Project Management:** Oversee the execution of horticultural projects from conception to completion, ensuring adherence to timelines, budgets, and quality standards.
- **Team Leadership:** Manage and mentor a team of horticulturists and landscape technicians, fostering a collaborative and productive work environment.
- **Client Engagement:** Collaborate with clients to understand their vision and requirements, providing expert advice and solutions tailored to their needs.
- **Sustainability Practices:** Implement and promote sustainable horticultural practices, focusing on environmental stewardship and resource conservation.
- **Quality Assurance:** Conduct regular site inspections to ensure compliance with industry standards and company policies, addressing any issues promptly.
- **Budget Management:** Develop and manage project budgets, ensuring cost-effective use of resources while maintaining high-quality outcomes.
- **Innovation and Development:** Stay abreast of industry trends and advancements, integrating new techniques and technologies into our horticultural practices.

Kyle Davis, *Horticulture Manager*

Education and Certifications	***Certified Pest Control Operator*** - Lic# JF181203 ***Florida Green Industry Best Management Practices***
Relevant Experience	***Horticulture Manager,*** Yellowstone Landscape 2016-current Responsible for all aspects of Horticultural Operations. Collaboration and coordination with other team members and department to manage contractual obligations. Responsible for hiring, training, managing, and supervising activities of workers engaged in landscape maintenance on the property, including turf and shrub applications. Developing and implementing a structured lawn and ornamental program according to each specific turf type throughout Florida. Monitoring and observation, and health care of plants and soil throughout the property, plant cultivation, pest and disease control, watering and drainage conditions, tree/shrub/perennial pruning, seasonal garden and container rotations, and anything else related to maintaining the health and beauty of the plant materials throughout the designed landscapes and gardens proposals based on customer requests, recommended enhancement services, and sustainable landscape programs. Directed and coordinated staff for the management of contracted projects, ensuring proper staffing, equipment availability, and equipment repairs when appropriate while maintaining profitability. Developed and coordinated plans for the efficient use of personnel and resources.

Tohoqua CDD


Cheyne Solesbee
General Manager
Jeremy Browne
Branch Manager
Mariela Gil Rosario
Office Manager
Nicole Ailes
Business Development Manager
Elisamuel Flores
Account Manager
Gary Price
Irrigation Manager
Kyle Davis
Fert/Chem Manager
Mow/Detail
Crew Leader (1)
Mow/Detail
Crew Members (2-4)
Irrigation
Technician (1)
Fert/Chem
Technician (1)

BRUCE VICKERS, TAX COLLECTOR

OSCEOLA COUNTY, STATE OF FLORIDA

LOCAL BUSINESS TAX RECEIPT

EXPIRATION

SEPTEMBER 30, 2026

ACCOUNT NO.

112799

2026

BUSINESS TYPE:
4190 LAWN CARE/LANDSCAPE

07/14/2025
Oper N/A
Till Internet
Paid 30.00
Rcpt.#023624

4190-81855

TRANSFER	0.00
ORIGINAL TAX	30.00
AMOUNT	0.00
PENALTY	0.00
COLLECTION COST	0.00
TOTAL	30.00

BUSINESS:

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

Location:
OSCEOLA COUNTY

GV35255-1

Bruce E. Vickers

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

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

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

The 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 permits 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, 2026

ACCOUNT NO.

112799

2026

BUSINESS TYPE:
6340 IRRIGATION CONTR (BLDG DEPT)

07/14/2025
Oper N/A
Till Internet
Paid 0.00
Rcpt.#023624

119295

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

SCC131151484 (Jared Allan Berryman)

Bruce E. Vickers

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

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

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

The 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.

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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, 2026

ACCOUNT NO.
112799

2026

BUSINESS TYPE:
6190 HANDYMAN/CARPENTER"SUB CONTRACTOR ONLY"(BLDG DEPT)

07/14/2025
Oper N/A
Till Internet
Paid 0.00
Rcpt.#023624

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 E. Vickers

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

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

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

L&O Commercial Applicator

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

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF235888

David Boldman

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

Lawn and Ornamental

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

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: 07/09/2025

Expiration Date: 06/01/2026

Arborist Certification

CERTIFIED ARBORIST ISA ™

The International Society of Arboriculture

Hereby Announces That

Kyle Jordan Stoudenmire

Has Earned the Credential

ISA Certified Arborist ®

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

Caitlyn Pollihan
CEO & Executive Director

5 May 2018	30 June 2027	FL-9365A
Issue Date	Expiration Date	Certification Number

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY
#0847
ISA Certified Arborist

ISA

Best Management Practices Certification

FLORIDA

GV36348-1
Certificate #

GV36348
Trainee ID #

UF | IFAS
UNIVERSITY of FLORIDA

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Michael H. Wilding

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer	Instructor	Date of Class	DEP Program Administrator
	FNGLA	5/31/2015	

Not valid without seal

MOT Certification

CERTIFICATE OF COMPLETION

NICOLE AILES

Has Completed a FDOT Approved Temporary Traffic Control (TTC): Advanced Course

.

Training Provider:

myTTConline
83 Geneva Dr. Ste. 621394
Oviedo FL 32762
Phone: 407-901-0206

Verify this Certificate by visiting www.motadmin.com

07/18/2024	07/12/2028	J O	626570
Issue Date	Expiration Date	Instructor	Certificate No.

Rainbird Certification

RAIN BIRD

Factory Trained

This is to Certify that

Peter Skwyra

Has completed the requirements of the Rain Bird Factory Trained Program and has received the designation of:

Maxicom Operator

Maxicom Riverside, CA

20 CEU Hours

Designation Expiration 5/19/2026 Robert Pfeil, Marketing Group Manager – Services, Rain Bird International, Inc. - Services Division Student ID 1880948

RAIN BIRD

Rainbird Certification

RAIN BIRD

Factory Trained

This is to Certify that

Peter Skwyra

Has completed the requirements of the Rain Bird Factory Trained Program and has received the designation of:

Maxicom Technician

Maxicom Riverside, CA

20 CEU Hours

Designation Expiration 5/19/2026 Robert Pfeil, Marketing Group Manager – Services, Rain Bird International, Inc. - Services Division Student ID 1880948

RAIN BIRD

Irrigation Contractor Certification

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

STOUDENMIRE, KYLE

YELLOWSTONE LANDSCAPE
3235 NORTH STATE STREET
BUNNELL FL 32110

LICENSE NUMBER: SCC131152501

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/14/2024

Do not alter this document in any form.

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

Sample Certificate of Insurance

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 #0F15767
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	Y	N	GL6676218	4/1/2026	4/1/2027	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Pesticide&Herbicide						MED EXP (Any one person)	$ 10,000
	X SIR $250,000						PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY	N	N	CA6676217	4/1/2026	4/1/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
A	X ANY AUTO			XEL4069294 - $1M x $1M	4/1/2026	4/1/2027	BODILY INJURY (Per person)	$ XXXXXXX
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$ XXXXXXX
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$ XXXXXXX
								$ XXXXXXX
B	X UMBRELLA LIAB / X OCCUR	N	N	XEUG72569647 005	4/1/2026	4/1/2027	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED / RETENTION $						SIR	$ 25,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		N	LDS4066360	4/1/2026	4/1/2027	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Access Management Group, its clients (per written contract), and all managed 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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Sample Certificate of Insurance

Attachment Code: D613185 Master ID: 1528310, Certificate ID: 16741150

List of Named Insureds

Yellowstone Parent, LP
Ek Intermediate Company I, Inc.
Ek Intermediate Company II, Inc.
Ek Buyer, Inc.
YLG Holdings, Inc.
Yellowstone Intermediate Holdings, Inc.
Yellowstone Landscape, Inc.
Yellowstone Landscape – Southeast, LLC
ALSW, LLC
Leaderscape – Palm Beach, LLC
Florida Landscape Consultants, LLC
Southeast Landscape Management Company, LLC
YLA - Midwest, LLC
Crawford Landscape Group, LLC
Acres Maintenance, LLC
Hayden Landscaping & Maintenance, LLC
Green-Up Landscape, LLC
Acres Enterprises, LLC
Yellowstone Landscape - Central, Inc
BLSW LLC
YLCSW, LLC
Texas Services, LLC
Native Land Design, LLC
Landscape USA- Austin, LLC
Ecoscape Solutions Group LLC
ELSW, LLC
Heads Up Landscape Contractors, LLC
Yellowstone Landscape West, LLC
SLM Holdings , LLC
Somerset Landscape LLC
Park Landscape LLC
Greener Pastures Landscaping LLC
Premier Sports Fields, LLC
Duke's Grounds Maintenance, LLC
Landscape Management Professionals, LLC
RKLT Properties, LLC
Arizona's Best Landscape Management
Bloom Floralscapes, LLC
KCS Landscape Management, LLC
Premier Sports Fields, LLC
Moore Landscapes, LLC
O'Donnell's Landscape Service, LLC

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Yellowstone Landscape - Southeast, LLC

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

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

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

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

3235 N. State Street, PO BOX 849

Requester's name and address (optional)

6 City, state, and ZIP code

Bunnell, FL 32110

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

2 0 – 2 9 9 3 5 0 3

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here **Signature of U.S. person** Chris Rodenbeck **Date** 1/1/2026

General Instructions

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

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

What's New

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

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

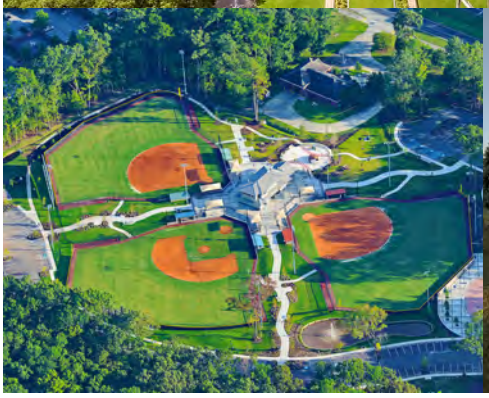
Purpose of Form

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

EXPERIENCE & REFERENCES

Services for Public Sector Clients

YELLOWSTONE
LANDSCAPE



We are proud to serve Public Sector clients across the South, and to be a part of some tremendously successful projects beautifying our local communities. **We understand the challenges that local governments and agencies face in managing their public green spaces.**

Public parks, trails, and streetscapes create unique opportunities to enrich the lives of your community's residents. Investing in professional landscape services delivers a consistently high-quality appearance, and does so at a lower cost than in-house grounds maintenance services.

Our professional landscaping services offered to Public Sector clients include award-winning Landscape Design and Installation teams, ready to deliver beautiful landscape enhancements and installations. When we continue to maintain the project for you, we can even extend our normal warranty on installed plant materials.

We'll also work with you to identify any possible liabilities or hazards in your community's public spaces. With services like raising tree canopies and making sure drains are kept clear of debris, our Landscape Professionals partner with you to keep your residents safe from hazards. And, in case of a natural disaster or extreme weather event, our crews will be there to assist with clean up after the storms have passed.

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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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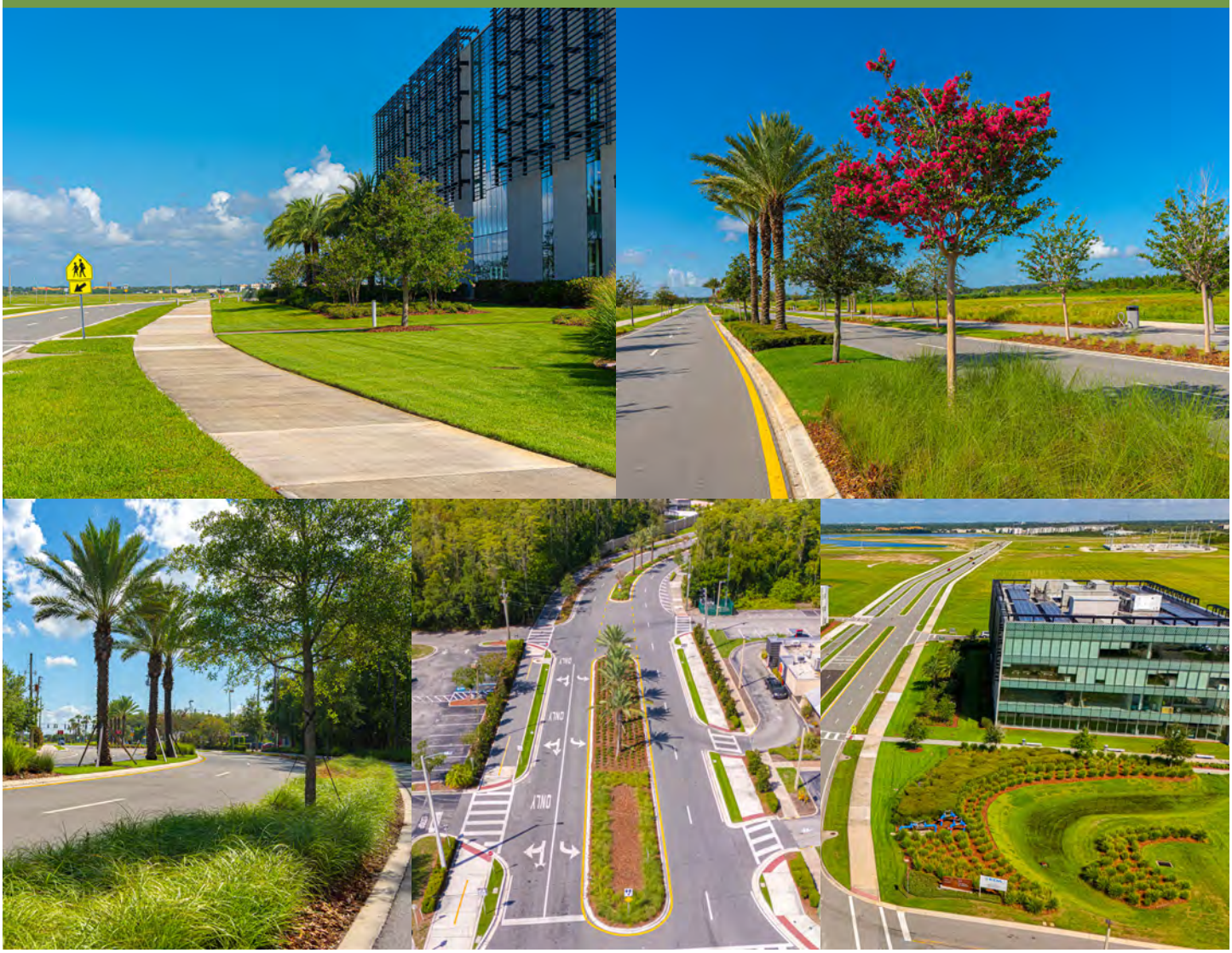
FEATURED PROJECT

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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FEATURED PROJECT

Creative Village for The City of Orlando

YELLOWSTONE LANDSCAPE

LOCATION
Orlando, FL

CLIENT
The City of Orlando

PROPERTY TYPE
Mixed Use Development

SERVICES PROVIDED
Landscape Design
Landscape Enhancement
Landscape Maintenance

Creative Village is an Innovation District comprised of 68-acres of land owned by the City of Orlando. The City's goal for the project is to capitalize on the region's recent growth as a technology center, and is currently anchored by new construction for Electronic Arts, Valencia College, and the University of Central Florida.

Creative Village's Phase I development was completed in 2022, representing an approximately $700 milion investment in the area as the future hub of creativity and learning in downtown Orlando.

The project's landscape master plan is centered around Luminary Green Park, a 2.3-acre park that includes a 1-acre great lawn, feature trellis, and and tree-lined promenade. Future plans for the development include community festivals and events hosted by the park.

Yellowstone Landscape was awarded the initial landscape maintenance and grounds services agreement for Creative Village, largely due to the developer's desire to see the area's landscape maintained at a resort-level quality with high attention to detail.

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FEATURED PROJECT

Cumberland Community Improvement District

YELLOWSTONE LANDSCAPE

LOCATION
Atlanta, Georgia

CLIENT
Cumberland Community Improvement District

PROPERTY TYPE
Community Improvement

SERVICES PROVIDED
Landscape Design
Landscape Enhancement

The Cumberland Community Improvement District, is a public-private assessment district in northwest Atlanta and was the first such entity created in the state, in 1988. Since then, the CID has existed to enhance, support, and protect the significant commercial interests of businesses in the area.

Yellowstone Landscape was honored to have been selected as the landscape contractor for one of the CID's recent landscape enhancement and beautification projects along US Highway 41, known locally as Cobb Parkway.

Yellowstone installed flowers, trees, ground covers, and other plant materials along the roadways and trails to help soften the appearance and beautify this important corridor in Cobb County's central business district.

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FEATURED PROJECT

The City of New Smyrna Beach

YELLOWSTONE LANDSCAPE

LOCATION
New Smyrna Beach, Florida

CLIENT
The City of New Smyrna Beach

PROPERTY TYPE
Local Government

SERVICES PROVIDED
Landscape Design
Landscape Enhancement
Landscape Maintenance

When ***The City of New Smyrna Beach*** launched an initiative to promote more tourism to the city, it also requested solicitations from the area's professional landscape firms to improve and maintain the appearance of city rights of way, including major state and county highways.

Yellowstone Landscape was selected to supply these services to the city in 2015 with an initial contract for a 3 year term.

Included in the contract, The City of New Smyrna Beach identified a total of 8 separate areas, including a 2.2 mile, paved multi-use trail, and specified unique maintenance standards for each area, placing special emphasis on the City's gateway areas located just off of the I-95 exit ramps and a major intersection leading to the city's business district.

Since the initial award, Yellowstone Landscape's quality of work has led the city to award additional areas, including the city's highly visible downtown corridor and retail districts.

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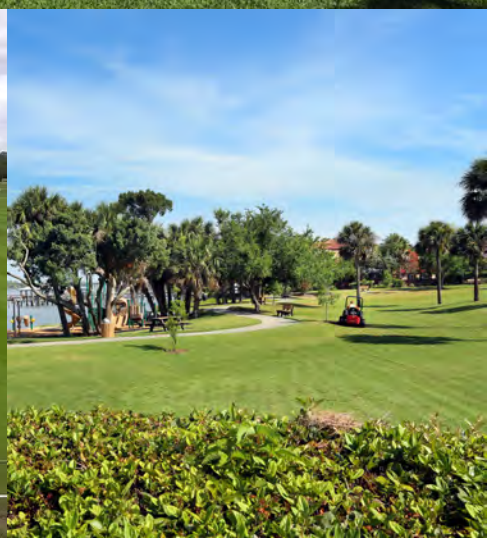
FEATURED PROJECT

The City of Ormond Beach

YELLOWSTONE LANDSCAPE



LOCATION
Ormond Beach, Florida

CLIENT
The City of Ormond Beach

PROPERTY TYPE
Local Government

SERVICES PROVIDED
Landscape Design
Landscape Enhancement
Landscape Maintenance

The City of Ormond Beach, nicknamed "The Birthplace of Speed", is an upscale community located just north of Daytona Beach, Florida, and home to approximately 40,000 residents.

In 2012, multiple landscape service contracts were consolidated into one partner agreement with Yellowstone Landscape, resulting in a more uniform appearance across the city's facilities, parks, and rights of way. High profile areas, most frequented by the city's residents, are detailed each week to maintain their desired appearance during the community's active events schedule.

Services also includes irrigation system maintenance and repairs, trash and debris removal at parks and city facilities, maintenance of more than 50 manicured medians, and athletic field maintenance of the city's sports field complexes.

In 2016, the city's landscape was recognized by FNGLA, Florida's state landscaping trade association, with a Landscape Award of Excellence.

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References

At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.

Project Name:	Reunion East and Reunion West CDDs
Client Since:	2008
Services Provided:	Landscape Design & Installation, Landscape Maintenance
Client Contact Information:	Alan Scheerer, *Field Operations Manager* 407.398.2890 ascheerer@gmscfl.com
Project Name:	NeoCity- Osceola County
Client Since:	2021
Services Provided:	Landscape Maintenance and Landscape Enhancements
Client Contact Information:	Forrest Osborne, *Mowing & Landscaping Supervisor* 407.908.1843 Forrest.osborne@osceola.org
Project Name:	Stevens Plantation CDD
Client Since:	2015
Services Provided:	Landscape Design & Installation, Landscape Maintenance
Client Contact Information:	Michael Perez, *Area Field Manager* 313 Campus Street, Celebration, FL 34747 656.209.7919 michael.perez@inframark.com
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

STARTUP PLAN

Summary of Observations

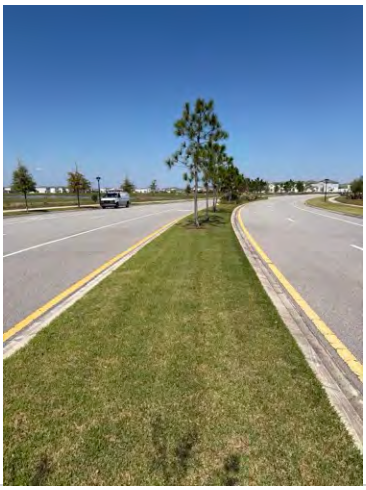
To the Board of Directors,

We want to thank you for taking the time to go through this and thank you again for the opportunity. We understand your needs and we want to address some concerns in the photos listed below.

The following is a summary of our initial observations about the current condition of your landscape. In these pages, we've identified and documented the issues that we've observed in your landscape and noted some of the immediate opportunities for improvement and action steps that we would undertake, should we be awarded the opportunity to become your property's landscape maintenance partner.

Item 1

Fertilize perennial peanut to help it get established. Start with an 8-8-8 to help fill in. Once established back off Nitrogen and switch to a 0-0-22 to help provide more potassium for plant health and more fill in. Peanut produces its own Nitrogen so you don't want to go too heavy once established.



Item 2

Good color on Zoysia in some newer sections considering freeze we experienced. Other areas will need proper irrigation adjustments made since this area of St Cloud holds water which can cause chlorotic turf if irrigation run times are too long or watering more days than needed. Follow Fert chem program accordingly and take soil samples to see if any adjustments need made to fertilizer formulations

Item 3

Some oak trees and other street trees may be struggling due to being planted too deep and too much mulch around trunk. Mulch found around around 4-5" deep right up to trunk. Pull back that mulch and be mindful to go in lighter on next application for color

Item 4

Work with field manager and board on timing of tree brace removal. Create plan for after next hurricane season

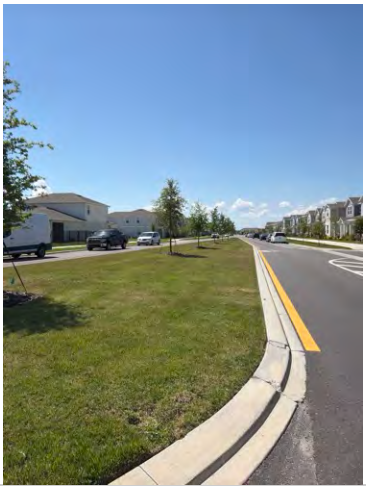
Item 5

Discuss with management a clean-up to remove all dirt accumulated on sidewalk along Cross Prairie Parkway and Calm Soul Way.

Seems to be a lot of standing water in this area and water leaching down from townhomes. May be an HOA issue since their downspouts run into this CDD area

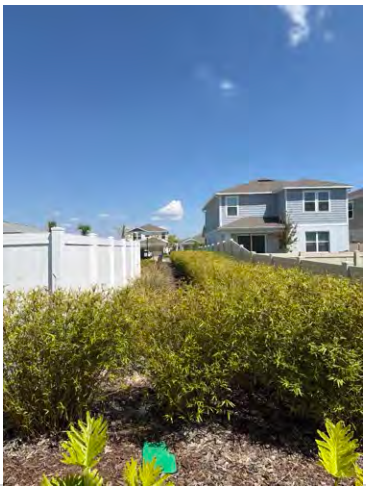
Item 6

Turf weed control plan is needed and implemented right away for Zoysia and St Augustine areas.



Item 7

Need to check islands along Tohoqua Blvd. Zoysia areas are showing some drought stress



Item 8

Discuss with field manager and board if we want to allow bamboo to grow and screen pool from surrounding townhomes

Item 9

Lorapetalum took a major hit from frost at clubhouse areas. Discuss doing sample cutbacks but chances of these coming back are low. Provide plant replacement options and add to multi year replacement plan. A 2-3 year plan will be helpful where key focal areas such as main arteries, entrances, and clubhouse/pool areas are addressed first in year 1 and secondary areas addressed in year 2 and or 3

407.396.0529 tel
407.396.2023 fax

1773 Business Center Lane
Kissimmee, FL 34758

www.yellowstonelandscape.com

April 20, 2026

George Flint, District Manager
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

Re: Approach to Landscape Maintenance Services for Tohoqua Community Development District

Dear Mr. Flint and Board,

In the following document we will break down our landscape approach to services for Tohoqua CDD. We want you to understand how our crews work, who is responsible for what within our company, and how we will service the areas identified within the RFP. Yellowstone Landscape's extensive experience in production planning allows our teams to develop a program that will ensure that all tasks outlined in the RFP will be performed timely and consistently. All the tasks and teams will be managed by our account manager who will be your main point of contact within Yellowstone Landscape. This account manager will make sure outstanding quality and customer service are delivered.

1. Project Approach Breakdown
    a. Mow/detail team – During the growing season, a team of 3-4 crew members full-time will service the property full-time. Crew size could vary to balance workload depending on the season and status of installation for future areas. At the end of the day, we are a quality-based company and will always do what is right to create a successful partnership with your team.
        i. Mowing (40-42x/year)
            1. Mowing, edging, string trimming, and blowing off all turf and hardscape areas.
                a. 60″ and 72″ riding mowers will be utilized to perform mowing functions.
                b. String trimming of all signs, obstacles, and pond banks where mowers cannot access will be done on each visit when needed.
                c. Litter removal
        ii. Detail/Pruning/Weed Control (17x/year)
            1. Hand-pruning and shearing
            2. Hand-pulling of weeds
            3. Non-selective weed control with Round-Up
                a. All our account managers, crew leaders, and crew leads have spray licenses.
            4. Blowing off property after trimming
            5. Litter removal
            6. Ornamental grasses to be cut-back 1x/year.
    b. Tree & Palm Tree Trimming
        i. All trees and palms under 12′ will be pruned during the monthly detail rotations.

    ii. Palms more than 12' will be trimmed at 1-2x/year in the months of March and September, depending on the palm type.
    iii. Crape Myrtles will be lightly pruned once per year.

c. Fertilization Services (Turf- 6x/year, Shrubs- 6x/year)
    i. All applications will be applied by a certified technician and monthly reports will be supplied after completion.
    ii. All turf, shrubs, trees, and palms will be treated during the months outlined in RFP scope of work.
    iii. Turf and shrubs will be monitored for any disease or insect issues and will be treated accordingly.
    iv. An Integrated Pest Management program will be always followed.

d. Irrigation System Maintenance (12x/year)
    i. Locations will be inspected monthly by a trained irrigation professional. ¼ of the irrigation system will be inspected each week.
    ii. Inspections will include locating broken and damaged parts and valves, testing clocks, adjusting programs, adjusting pop-up and rotors for water coverage, and cutting around pop-ups that are restricted due to grass covering them.
    iii. Client will be informed of all large irrigation breaks and repairs.

e. Mulching (1x/year)
    i. Mulch will be installed in all landscape beds areas and tree rings.

f. Account Manager
    i. Full-time manager who will supervise and oversee all aspects of maintenance by our crew members.
    ii. Main point of contact
    iii. Will communicate any issues with the property and any scheduling conflicts.
        1. We are utilizing a tool called Site Audit which we can take pictures, make notes, and assign tasks to specific people within our company. It has been a highly effective tool, and our customers are raving how much this improves communication and takes a proactive approach.
        2. Account managers meet weekly with our branch manager to go over scheduling and adjustments that may be needed. We work together as a team to make sure our customers receive the best service and that our crews stay on task.
    iv. Will provide weekly checklist of maintenance activities completed.

Please let us know if you have any questions about our scope of services or landscape approach. We are very excited about the potential opportunity!

Sincerely,

Jeremy Browne

Jeremy Browne
Branch Manager
Yellowstone Landscape
jbrowne@yellowstonelandscape.com

Startup Plan – Tohoqua CDD

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving We've divided the tasks over the first 30, 60, and 90 days of service in order to provide you with a tool to monitor and measure our team's performance as we begin our partnership as your landscape maintenance service partner.

First 30 Days

- Complete an irrigation audit of the entire system
- Present irrigation deficiencies with plan for corrections
- Begin maintenance – mowing, blowing, and edging
- Spend significant amount of time cleaning up the areas that have been neglected (sidewalk mowing & edging, weeding beds, and redefining landscape bed-lines)
- Spot treat weeds in turf areas to be reclaimed
- Continue weed control in planting beds
- Apply fertilizer to struggling shrubs on the property
- Begin insect and disease program on all plant material
- Perform first turf fertilizer application
- Walk Property with Property Manager to identify other areas of concern

Days 31-60

- Walk property with Property Manager to evaluate improvements
- Evaluate our "Approach to Services" and make any necessary adjustments
- Continue irrigation maintenance and inspections
- Continue routine maintenance – mowing, blowing, and edging
- Retreat turf weeds
- Continue herbicide applications throughout property for weed control in landscape beds
- Monitor and treat insect and disease problems in plant material throughout property
- Discuss options to improve "curb appeal" in high profile areas

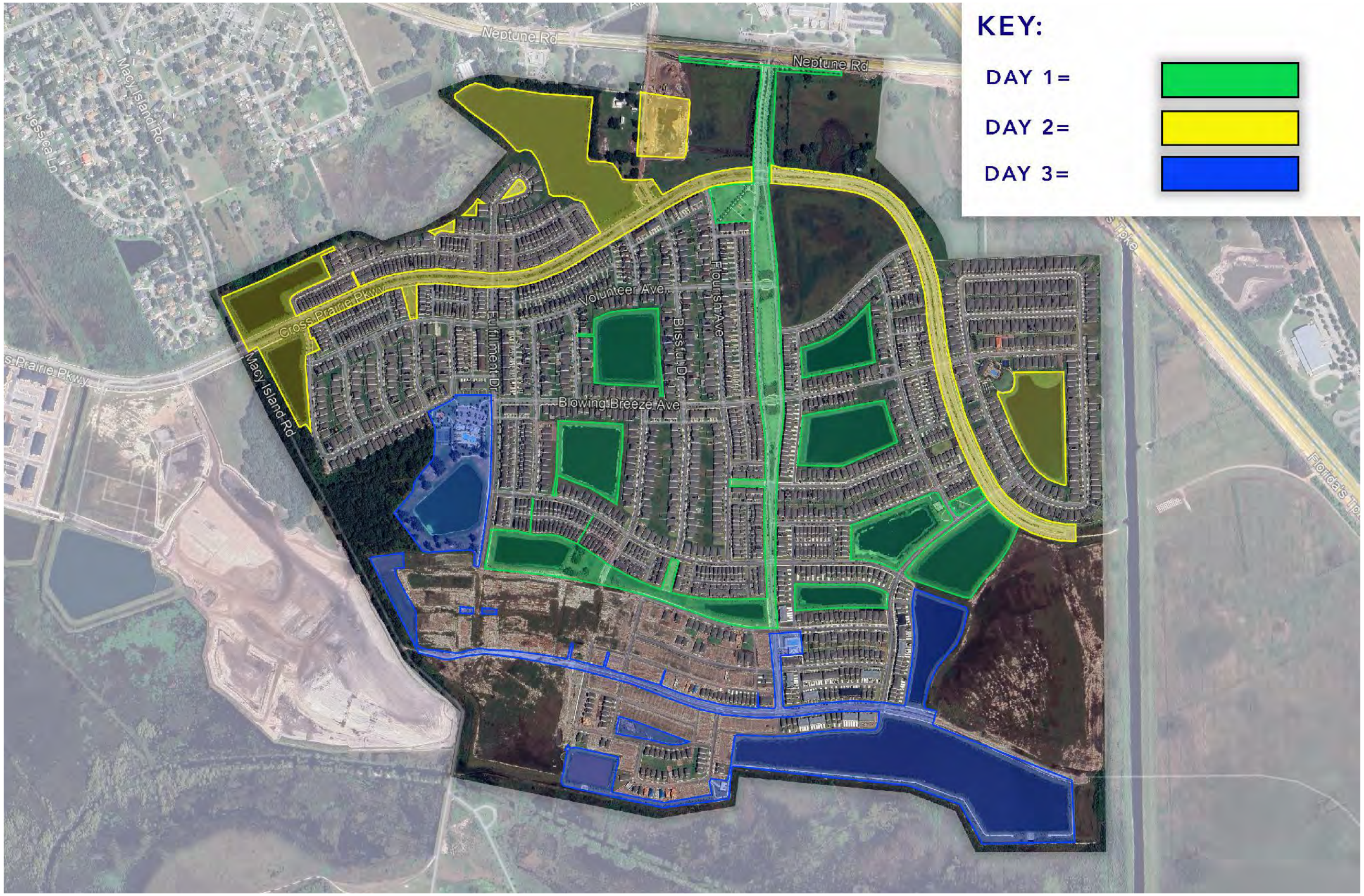
Days 61-90

- 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 applications as needed
- Monitor and treat insect and disease problems in plant material throughout property
- Continue routine maintenance – mowing, blowing, and edging

TOHOQUA CDD

KISSIMMEE, F.L.

MOW MAP
APRIL 2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

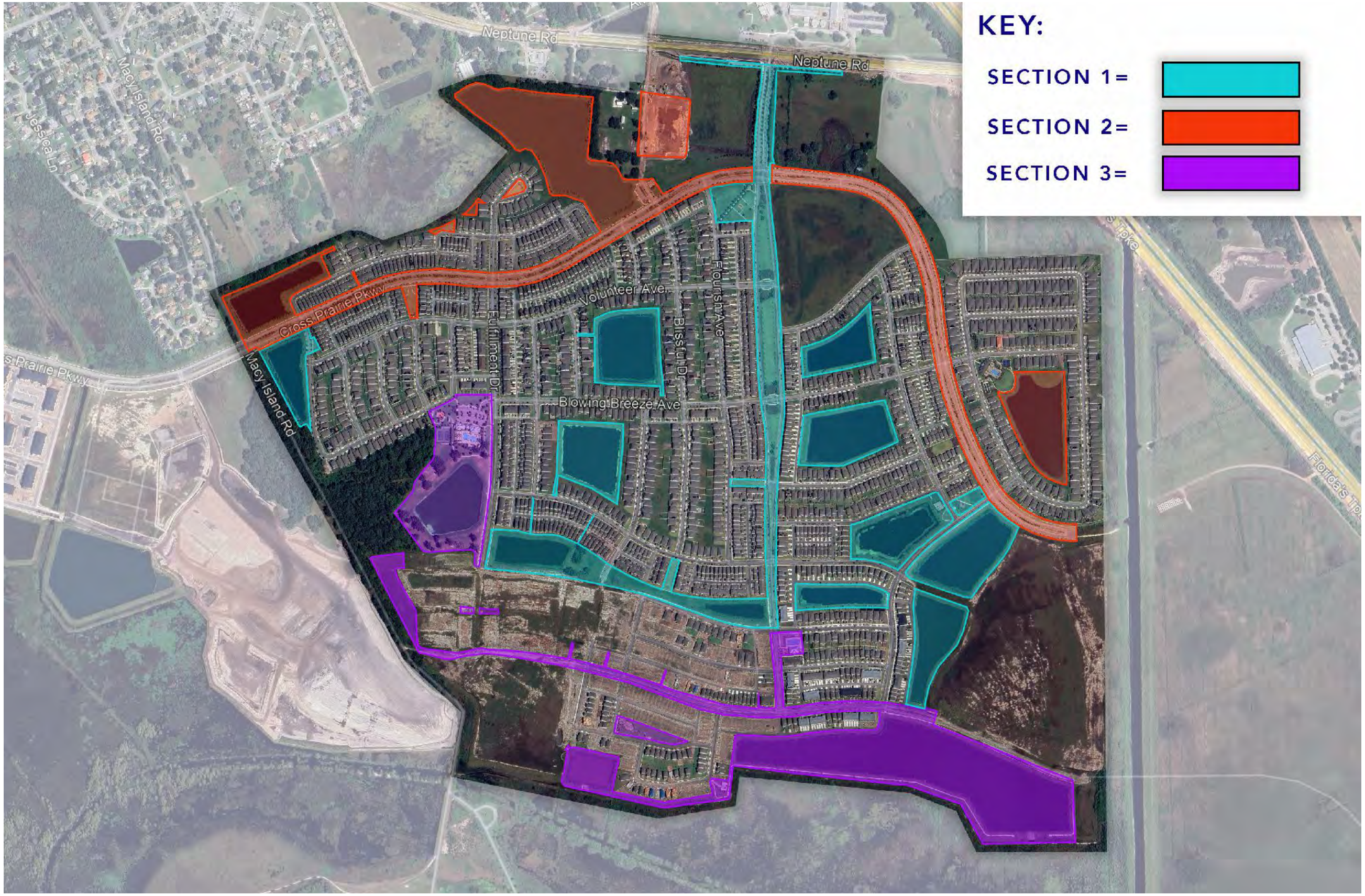
All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.

YELLOWSTONE LANDSCAPE

TOHOQUA CDD

KISSIMMEE, F.L.

DETAIL MAP
APRIL 2026



Conceptual Rendering: Plants depicted are in full bloom and at a mature stage.

All renderings, plans, drawings, designs, specifications, memoranda, or other similar documents created and/or prepared by Yellowstone Landscape shall be its sole and exclusive property.

YELLOWSTONE LANDSCAPE

PRICING SUMMARIES

EXHIBIT 2 - FEE SUMMARY TOHOQUA CDD

Proposer: Yellowstone Landscape- Southeast, LLC

Property: Tohoqua CDD

	2026 OCT	2026 NOV	2026 DEC	2027 JAN	2027 FEB	2027 MAR	2026 APR	2027 MAY	2027 JUN	2027 JUL	2027 AUG	2027 SEP	TOTAL	Future Service Area 8 A&B (Not included in Annual Total)
GENERAL SERVICES (Schedule A)	26,500	26,500	26,500	26,500	26,500	26,500	26,500	26,500	26,500	26,500	26,500	26,500	$318,000	$ 65,676.00
TURF CARE (Schedule B)	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	2,785	$33,420	$ 5,700.00
TREE / SHRUB CARE (Schedule C)	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	$12,240	$ 1,440.00
BEDDING PLANTS (Schedule D)	0	0	0	0	0	0	0	0	0	0	0	0	$0	$ -
BED DRESSING (Schedule D) *1,460 Yards of Bed Dressing*	0	96,000	0	0	0	0	0	0	0	0	0	0	$96,000	$ 13,152.00
PALM TRIMMING (Schedule D) *235 Sabal (4C Amenity Center) 12 Sabal, 1 Foxtail, 3 Ribbon*	0	0	0	0	0	180	0	0	0	0	0	15,468	$15,648	$ 612.00
IRRIGATION MAINT. (Schedule E) *287 Number of Zones*	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	2,340	$28,080	$ 5,460.00
Totals	$32,645	$128,645	$32,645	$32,645	$32,645	$32,825	$32,645	$32,645	$32,645	$32,645	$32,645	$48,113	Annual Total $503,388	$ 92,040.00

Period	Year	Annual Total	
October 2026 to September 2027	Year 1	$ 503,388.00	Excludes Area 8 A & B
October 2027 to September 2028	Year 2	$ 518,484.00	Excludes Area 8 A & B
October 2028 to September 2029	Year 3	$ 534,048.00	Excludes Area 8 A & B
October 2029 to September 2030	Year 4	$ 550,068.00	Excludes Area 8 A & B
October 2030 to September 2031	Year 5	$ 566,568.00	Excludes Area 8 A & B
Sum of Five Year Pricing		$ 2,672,556.00	Excludes Area 8 A & B
Future Service Area 8 A & B Annual Total		$ 92,040.00	

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:

Laborer _____ $ 72.00 _____ per Hour

_____ $ _____ per Hour

_____ $ _____ per Hour

B. Debris removal equipment unit costs:

Laborer with Machine _____ $ 90.00 _____ per Hour

_____ $ _____ per Hour

_____ $ _____ per Hour

C. Other emergency/disaster related unit costs:

Laborer _____ $ 72.00 _____ per Hour

After Hours Laborer _____ $ 108.00 _____ per Hour

_____ $ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster without separate authorization. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

SECTION 2

SERVICES AGREEMENT ADDENDUM

This Services Agreement Addendum (the ***"Agreement")*** is entered into this 1st day of May 2026 between Tohoqua CDD (the ***"Customer"),*** and Florida ULS Operating, LLC DBA United Land Services (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.

Landscape customer wishes to obtain landscape services for the following work:

INSERT SERVICES:

Landscape maintenance, ornamental detailing, pest control, palm pruning and monthly irrigation inspections for phase 8A.

The Additional Services are to be performed to the following address: **Fulfillment Dr, Kissimmee, Fl. 34744**

Changes in Service. Any changes to the Services must be in writing and signed by Customer and Contractor. The changes in the services or services areas may result in additional charges and may modify the schedule of current services rendered.

Start Date of New Service **5/1/2026**

Addendum Additional Pricing; Monthly **$3,612.83** Yearly **$43,354.00**

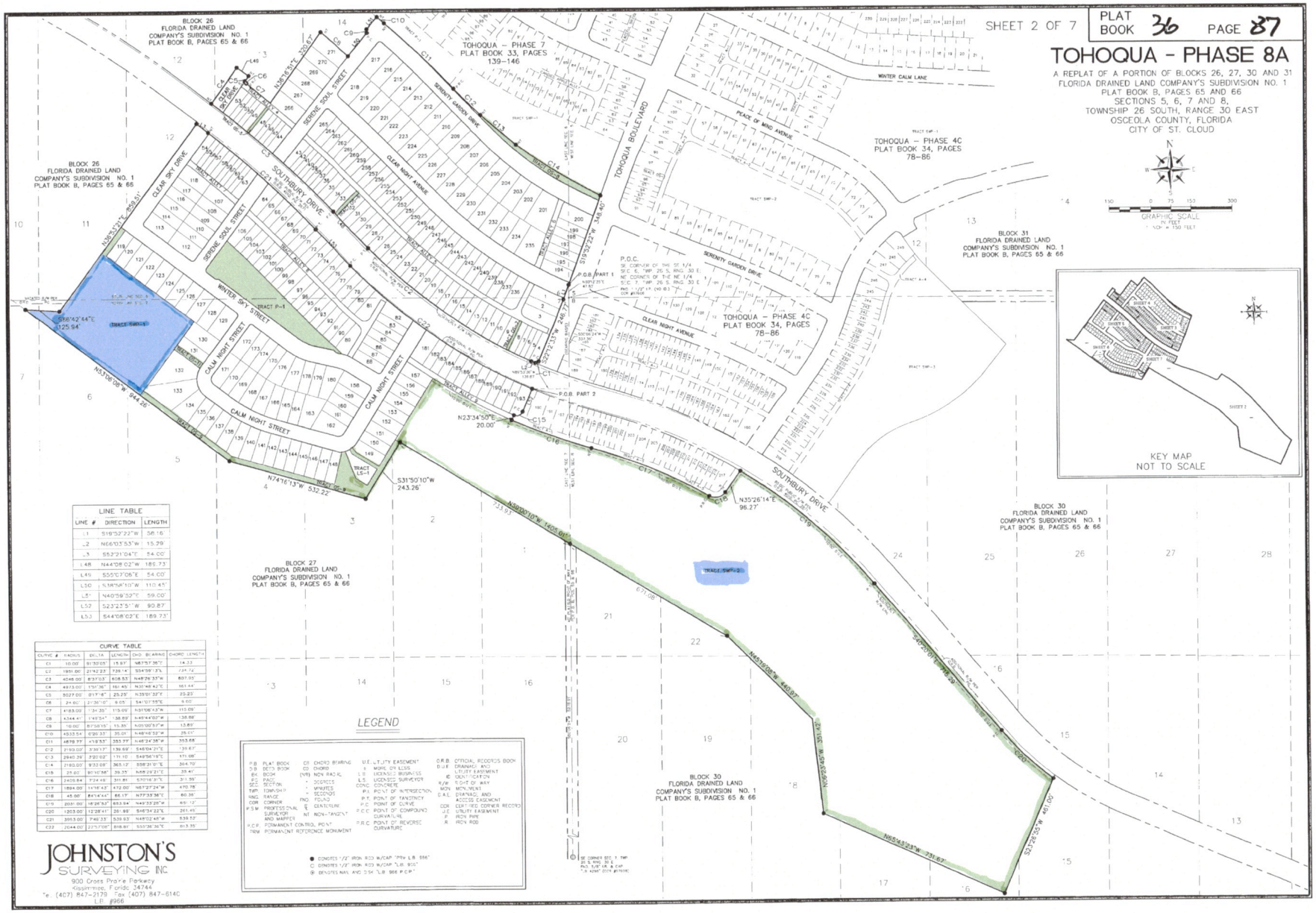
Term and Termination. The initial term of the Agreement Addendum shall commence on the Effective Date and, unless earlier terminated as permitted under this Agreement, shall coincide with the end date of the Master Initial Agreement of both parties. The Agreement Addendum shall automatically renew for successive one year periods as follows on the initial agreement. The Agreement Addendum is in addition to the already agreed upon signed contract between both parties. All articles listed on the Master Agreement will remain in effect upon signing the Agreement Addendum.

CUSTOMER	CONTRACTOR
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

PLAT BOOK 36 PAGE 87

TOHOQUA - PHASE 8A

A REPLAT OF A PORTION OF BLOCKS 26, 27, 30 AND 31
FLORIDA DRAINED LAND COMPANY'S SUBDIVISION NO. 1
PLAT BOOK B, PAGES 65 AND 66
SECTIONS 5, 6, 7 AND 8,
TOWNSHIP 26 SOUTH, RANGE 30 EAST
OSCEOLA COUNTY, FLORIDA
CITY OF ST. CLOUD



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S19°52'22"W	58.16'
L2	N66°03'53"W	15.29'
L3	S52°21'04"E	54.00'
L48	N44°08'02"W	189.73'
L49	S55°07'06"E	54.00'
L50	N38°58'10"W	110.45'
L51	N40°59'52"E	59.00'
L52	S23°23'51"W	90.87'
L53	S44°08'02"E	189.73'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	10.00'	91°30'05"	15.97'	N67°57'35"E	14.33'
C2	1951.00'	21°42'23"	739.14'	S04°59'13"E	734.74'
C3	4046.00'	8°37'03"	608.53'	N48°26'33"W	607.93'
C4	4973.00'	1°57'36"	161.40'	N35°46'42"E	161.44'
C5	5027.00'	0°17'16"	25.25'	N35°01'37"E	25.23'
C6	24.00'	21°36'10"	9.05'	S41°01'55"E	9.00'
C7	4183.00'	1°34'35"	115.09'	N31°08'43"W	115.08'
C8	4344.41'	1°45'54"	136.89'	N49°44'00"W	136.88'
C9	10.00'	87°58'15"	15.35'	N03°00'57"W	13.89'
C10	4533.54'	0°20'33"	35.01'	N48°46'52"W	35.01'
C11	4679.77'	4°18'53"	353.77'	N46°24'35"W	353.68'
C12	2190.00'	3°39'17"	139.69'	S46°04'21"E	139.67'
C13	2940.39'	3°20'02"	171.10'	S48°56'19"E	171.08'
C14	2160.00'	9°33'08"	365.12'	S58°21'01"E	364.70'
C15	25.00'	90°10'58"	39.35'	N68°29'21"E	35.41'
C16	2405.84'	7°24'48"	311.81'	S70°16'31"E	311.59'
C17	1894.00'	14°16'43"	472.00'	N67°27'24"W	470.78'
C18	45.00'	84°14'44"	66.17'	N77°33'36"E	60.38'
C19	2081.00'	18°26'53"	653.84'	N42°33'28"E	651.12'
C20	1253.00'	12°28'41"	261.99'	S46°34'22"E	261.49'
C21	3953.00'	7°40'33"	539.93'	N48°02'48"W	539.53'
C22	2044.00'	22°57'09"	818.91'	S55°36'36"E	813.35'

LEGEND

P.B. PLAT BOOK	CB CHORD BEARING	U.E. UTILITY EASEMENT	O.R.B. OFFICIAL RECORDS BOOK
D.B. DEED BOOK	CD CHORD	± MORE OR LESS	D.U.E. DRAINAGE AND UTILITY EASEMENT
BK. BOOK	(NR) NON RADIAL	L.B. LICENSED BUSINESS	ID IDENTIFICATION
PG. PAGE	° DEGREES	L.S. LICENSED SURVEYOR	R/W RIGHT OF WAY
SEC. SECTION	' MINUTES	CONC. CONCRETE	MON. MONUMENT
TWP. TOWNSHIP	" SECONDS	P.I. POINT OF INTERSECTION	D.A.E. DRAINAGE AND ACCESS EASEMENT
RNG. RANGE	FND. FOUND	P.T. POINT OF TANGENCY	COR. CERTIFIED CORNER RECORD
COR. CORNER	℄ CENTERLINE	P.C. POINT OF CURVE	U.E. UTILITY EASEMENT
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	NT. NON-TANGENT	P.C.C. POINT OF COMPOUND CURVATURE	I.P. IRON PIPE
P.C.P. PERMANENT CONTROL POINT		P.R.C. POINT OF REVERSE CURVATURE	I.R. IRON ROD
P.R.M. PERMANENT REFERENCE MONUMENT			

● DENOTES 1/2" IRON ROD W/CAP "PRV L.B. 866"
○ DENOTES 1/2" IRON ROD W/CAP "L.B. 866"
⊗ DENOTES NAIL AND DISK "L.B. 866 P.C.P."

SE CORNER SEC. 7 TWP. 26 S. RNG. 30 E.
FND. 5/8" I.R.S. (NO CAP)
"S 43°46' (CW) @ 0.7'N"

JOHNSTON'S SURVEYING INC.
900 Cross Prairie Parkway
Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
L.B. #866

SECTION D

TOHOQUA

TOHOQUA RESIDENCE CLUB

MONTHLY REPORT

MARCH & APRIL 2026

RESIDENCE CLUB

FACILITY REPORT:

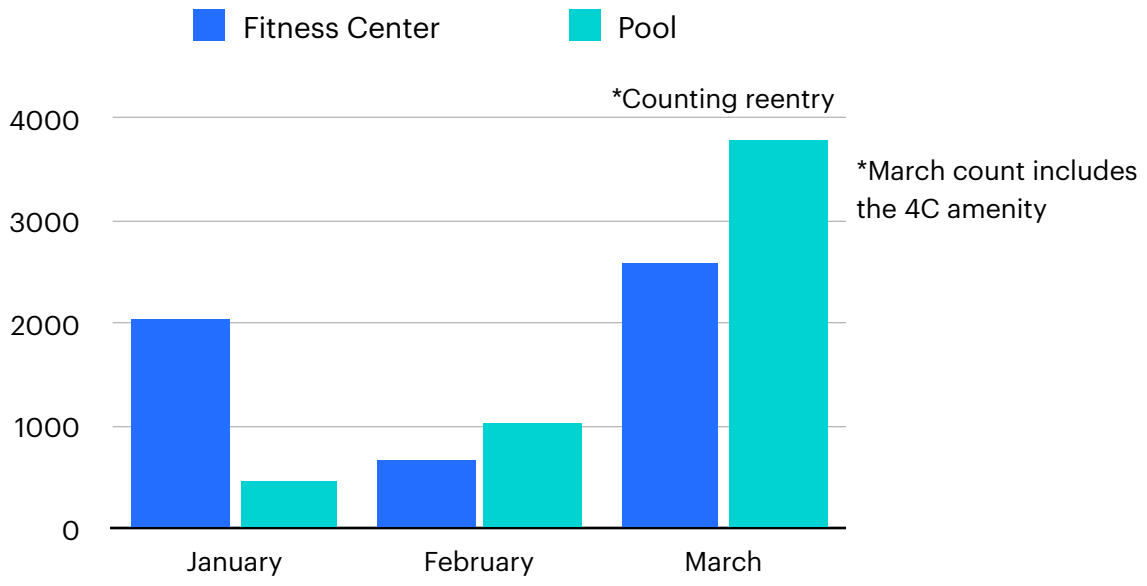
- The Facilities are up and running smoothly
- We continue to issue access cards and giving new homeowners the welcome package and orientation
- 4C amenity opened on March 16
- Clubhouse Rentals in March 2 and April 1

EVENTS RECAP: APRIL

- Happy Hoppy Easter(200+ Residents)
- Marcos Pizza Homeowners Appreciation Day

UPCOMING:

- Events:
  - Grand Opening 4C
  - Mother's Day Massage Bliss
  - End of School Foam Party
  - Marcos Pizza Homeowners Appreciation Day



HAPPY HOPPY EASTER!

TOHOQUA

TOHOQUA RESIDENCE CLUB

MONTHLY REPORT

APRIL & MAY 2026

RESIDENCE CLUB

FACILITY REPORT:

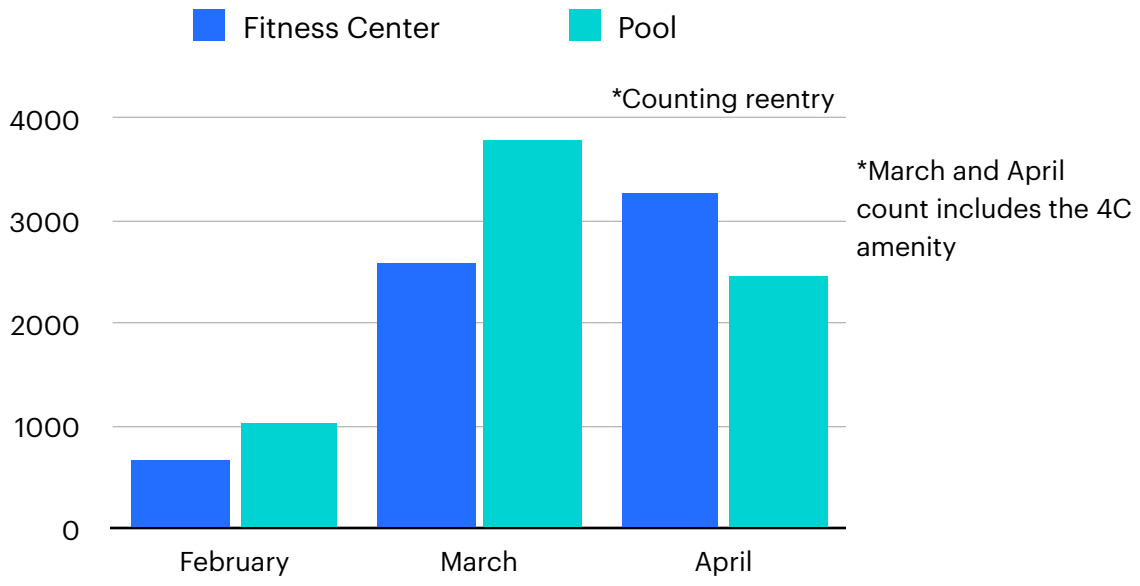
- The Facilities are up and running smoothly
- We continue to issue access cards and giving new homeowners the welcome package and orientation
- Clubhouse Rentals in April 1 and May 3

EVENTS RECAP: MAY

- Grand Opening 4C
- Mother's Day Massage Bliss
- End of School Foam Party
- Marcos Pizza Homeowners Appreciation Day

UPCOMING:

- Events:
  - Father's Day
  - Marcos Pizza Homeowners Appreciation Day



GRAND OPENING

MASSAGE BLISS

SECTION E

SECTION 1

Tohoqua
Community Development District

Summary of Check Register

April 19 to May 23, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	4/21/26	533-536	$	22,663.21
	4/29/26	537-542	$	18,442.34
	5/7/26	543-546	$	5,329.29
	5/11/26	547-552	$	11,331.08
	5/18/26	553-564	$	48,907.02
			$	106,672.94
		Autodrafts	$	31,179.77
			$	31,179.77
		Total Amount	**$**	**137,852.71**

*** CHECK DATES 04/19/2026 - 05/23/2026 *** TOHOQUA - GENERAL FUND
BANK B GENERAL FUND-4359

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
4/21/26	00002	4/01/26	409	202604	320-53800-12300		*	9,479.17		
			FACILITY MAINT - APR 26							
		4/01/26	410	202604	320-53800-12000		*	2,066.42		
			FIELD MANAGEMENT - APR 26							
		4/01/26	411	202604	310-51300-34000		*	3,862.50		
			MANAGEMENT FEES - APR 26							
		4/01/26	411	202604	310-51300-35200		*	114.67		
			WEBSITE ADMIN - APR 26							
		4/01/26	411	202604	310-51300-35100		*	172.00		
			INFORMATION TECH - ARP 26							
		4/01/26	411	202604	310-51300-31300		*	2,083.33		
			DISSEMINATON - APR 26							
		4/01/26	411	202604	310-51300-51000		*	.78		
			OFFICE SUPPLIES							
		4/01/26	411	202604	310-51300-42000		*	19.24		
			POSTAGE							
		4/01/26	411	202604	310-51300-42500		*	80.40		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			17,878.51	000533
4/21/26	00004	1/13/26	149305(2	202512	310-51300-31500		*	40.00		
			CONVEYENACE FEES BALANCE							
		4/13/26	152120	202603	310-51300-31500		*	1,570.70		
			GENERAL COUNSEL - MAR 26							
		4/13/26	152121	202603	310-51300-31500		*	304.00		
			CONVEYANCE FEES							
						LATHAM LUNA EDEN & BEAUDINE LLP			1,914.70	000534
4/21/26	00079	4/02/26	0655	202604	330-53800-49100		*	2,300.00		
			AMENITY ACCESS EQUIPMENT							
						MODERN AUTOMATION SYSTEMS			2,300.00	000535
4/21/26	00006	4/07/26	20500017	202603	310-51300-31100		*	570.00		
			ENGINEER SERVICES - MAR26							
						PAPE DAWSON CONSULTING ENGINEERS			570.00	000536
4/29/26	00016	2/02/26	28674	202602	310-51300-32200		*	11,400.00		
			AUDIT FYE 9/30/25							
						GRAU & ASSOCIATES			11,400.00	000537
4/29/26	00024	2/01/26	1012532	202602	320-53800-47200		*	1,250.00		
			POOL MAINTENANCE - FEB 26							
						ROBERTS POOL SRVC AND REPAIR INC			1,250.00	000538
4/29/26	00026	4/13/26	326931	202604	330-53800-53000		*	1,810.95		
			POOL CHEMICALS							

*** CHECK DATES 04/19/2026 - 05/23/2026 *** TOHOQUA - GENERAL FUND
BANK B GENERAL FUND-4359

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		4/13/26	326932	202604	330-53800-53000		*	1,167.95		
			POOL CHEMICALS							
						SPIES POOL, LLC			2,978.90	000539
4/29/26	00064	4/20/26	62212544	202604	320-53800-47100		*	72.06		
			PEST CONTROL - APR 26							
						TURNER PEST CONTROL, LLC			72.06	000540
4/29/26	00033	4/21/26	201859	202604	320-53800-46401		*	2,491.38		
			REPLACE TREES							
						FLORIDA ULS OPERATING, LLC DBA			2,491.38	000541
4/29/26	00127	4/21/26	42126	202604	300-36900-10000		*	250.00		
			CLUBHOUSE DEPOSIT RETURN							
						WANDA TORRES			250.00	000542
5/07/26	00003	3/16/26	OSA27902	202603	310-51300-48000		*	821.79		
			NOTICE OF RFP							
						ORLANDO SENTINEL MEDIA GROUP			821.79	000543
5/07/26	00024	5/01/26	1012700	202605	320-53800-47200		*	1,900.00		
			POOL MAINTENANCE - MAY 26							
						ROBERTS POOL SRVC AND REPAIR INC			1,900.00	000544
5/07/26	00052	5/01/26	2605	202605	320-53800-46300		*	1,930.00		
			POND MAINT/ANALYSIS TEST							
						SUNSHINE LAND MANAGEMENT CORP.			1,930.00	000545
5/07/26	00033	4/24/26	202345	202604	320-53800-46100		*	677.50		
			IRRIGATION REPAIRS							
						FLORIDA ULS OPERATING, LLC DBA			677.50	000546
5/11/26	00022	4/28/26	125	202604	320-53800-12000		*	5,589.90		
			POOL ATTENDANTS - APR 26							
						COMMUNITY ASSOCIATION AND LIFESTYLE			5,589.90	000547
5/11/26	00049	5/11/26	49-BID-8	202605	330-53800-52000		*	375.00		
			POOL PERMIT 2 FY26							
		5/11/26	49-BID-8	202605	330-53800-52000		*	375.00		
			POOL PERMIT FY26							
						FLORIDA DEPARTMENT OF HEALTH			750.00	000548
5/11/26	00080	4/21/26	16887005	202604	330-53800-48200		*	1,598.00		
			A/C MAINTENANCE							
						FRANKS AIR CONDITIONING			1,598.00	000549

*** CHECK DATES 04/19/2026 - 05/23/2026 *** TOHOQUA - GENERAL FUND
BANK B GENERAL FUND-4359

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/11/26	00125	5/08/26	582026(2	202605	330-53800-48000			*	340.00		
			CHAIR MASSAGE REMAINDER								
							JESSICA ARBER DBA THE ACTIVE			340.00	000550
5/11/26	00058	5/06/26	20769062	202605	330-53800-49000			*	911.18		
			BABY CHANGING STATIONS								
							ULINE			911.18	000551
5/11/26	00032	4/28/26	26-2180	202603	320-53800-46700			*	2,142.00		
			JANITORIAL SVCS - MAR 26								
							WESTWOOD INTERIOR CLEANING INC.			2,142.00	000552
5/18/26	00128	5/13/26	51326	202605	330-53800-48000			*	102.00		
			MOTHER DAY EVENT GRATUITY								
							ASHLEIGH CALDERON			102.00	000553
5/18/26	00105	5/28/26	26-568	202605	330-53800-48000			*	230.00		
			FOAM PARTY								
							KEITH TUSING DBA BIG IDEA			230.00	000554
5/18/26	00022	5/05/26	126	202605	330-53800-11000			*	12,055.33		
			AMENITY MANAGEMENT MAY 26								
		5/05/26	126	202605	330-53800-49000			*	180.79		
			INDEED - POOL ATTENDANT								
		5/05/26	126	202605	330-53800-49200			*	49.69		
			HD - OPERATING SUPPLIES								
		5/05/26	126	202605	330-53800-51200			*	9.10		
			AMZN - SIGN HOLDERS								
		5/05/26	126	202605	330-53800-48000			*	13.72		
			HL - TOHOQUA EVENT								
		5/05/26	126	202605	330-53800-48000			*	55.07		
			AMZN - EASTER EVENT								
		5/05/26	126	202605	330-53800-48200			*	96.15		
			HD - MAINTENANCE SUPPLIES								
		5/05/26	126	202605	330-53800-48000			*	79.84		
			BJS - FOOD FOR EVENT								
		5/05/26	126	202605	330-53800-48200			*	124.53		
			HD - MAINTENANCE SUPPLIES								
							COMMUNITY ASSOCIATION AND LIFESTYLE			12,664.22	000555
5/18/26	00129	5/13/26	51326	202605	330-53800-48000			*	102.00		
			MOTHER DAY EVENT GRATUITY								
							DANIEL HOLMES			102.00	000556
5/18/26	00002	5/01/26	412	202605	320-53800-12300			*	9.479.17		
			FACILITY MAINT - MAY 26								

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		5/01/26	413	202605	320-53800-12000		*	2,066.42		
			FIELD MANAGEMENT - MAY 26							
		5/01/26	414	202605	310-51300-34000		*	3,862.50		
			MANAGEMENT FEES - MAY 26							
		5/01/26	414	202605	310-51300-35200		*	114.67		
			WEBSITE ADMIN - MAY 26							
		5/01/26	414	202605	310-51300-35100		*	172.00		
			INFORMATION TECH - MAY 26							
		5/01/26	414	202605	310-51300-31300		*	2,083.33		
			DISSEMINATION - MAY 26							
		5/01/26	414	202605	310-51300-51000		*	.33		
			OFFICE SUPPLIES							
		5/01/26	414	202605	310-51300-42000		*	193.86		
			POSTAGE							
		5/01/26	414	202605	310-51300-42500		*	121.95		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			18,094.23	000557
5/18/26	00004	1/13/26	149304	202512	310-51300-31500		*	993.40		
			GENERAL COUNSEL - DEC 25							
		5/12/26	152828	202604	310-51300-31500		*	1,689.50		
			GENERAL COUNSEL - APR 25							
		5/12/26	152829	202604	310-51300-31500		*	158.00		
			CONVEYANCE FEES							
						LATHAM LUNA EDEN & BEAUDINE LLP			2,840.90	000558
5/18/26	00130	5/13/26	96500234	202605	330-53800-49000		*	1,270.98		
			FLAT BENCH							
						JOHNSON HEALTH TECH NORTH AMERICA			1,270.98	000559
5/18/26	00003	4/30/26	OSA54271	202604	310-51300-48000		*	262.30		
			NOT OF AUDIT MEETING							
						ORLANDO SENTINEL MEDIA GROUP			262.30	000560
5/18/26	00006	5/07/26	20500017	202604	310-51300-31100		*	375.00		
			ENGINEER SERVICES APR 26							
						PAPE DAWSON CONSULTING ENGINEERS			375.00	000561
5/18/26	00040	3/11/26	2003520	202603	330-53800-49200		*	728.82		
			LITTER/TRASH BAGS							
						PROPET DISTRIBUTORS INC.			728.82	000562
5/18/26	00026	4/30/26	326929	202604	330-53800-53000		*	842.00		
			POOL CHEMICALS							
						SPIES POOL, LLC			842.00	000563

*** CHECK DATES 04/19/2026 - 05/23/2026 ***
TOHOQUA - GENERAL FUND
BANK B GENERAL FUND-4359

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/18/26	00013	4/24/26	8160248	202604	310-51300-32300			*	1,629.72		
			TRUSTEE S2021 4A/5A FY26								
		4/24/26	8160248	202604	300-15500-10000			*	1,629.72		
			TRUSTEE S2021 4A/5A FY27								
		4/24/26	8160263	202604	310-51300-32300			*	2,047.25		
			TRUSTEE S2021 PH2 FY26								
		4/24/26	8160263	202604	300-15500-10000			*	2,047.25		
			TRUSTEE S2021 PH2 FY27								
		4/24/26	8161475	202604	310-51300-32300			*	2,020.32		
			TRUSTEE S2023 4B/5B FY26								
		4/24/26	8161475	202604	300-15500-10000			*	2,020.31		
			TRUSTEE S2023 4B/5B FY27								
							US BANK			11,394.57	000564

TOTAL FOR BANK B 106,672.94

*** CHECK DATES 04/19/2026 - 05/23/2026 *** TOHOQUA - GENERAL FUND
BANK Z TOHOQUA CDD AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/01/26	00079	4/30/26	023901 CLBHSE 1830 FULLFIL 05.26	202605	330-53800-48800	MODERN AUTOMATION SYSTEMS	*	35.00	35.00	080207
5/01/26	00113	4/03/26	4143-02. 1600BLK EVEN BREZE FEB26	202602	320-53800-43200	TOHO WATER AUTHORITY	*	63.84	63.84	080208
5/01/26	00113	4/16/26	2136-03. 15501 CPP MAR26	202603	320-53800-43200	TOHO WATER AUTHORITY	*	1,574.62	1,574.62	080209
5/01/26	00113	4/16/26	2596-03. 2000BLK ODD CPP OS1 MAR26	202603	320-53800-43200	TOHO WATER AUTHORITY	*	1,385.42	1,385.42	080210
5/01/26	00113	4/16/26	3024-03. 2600BLK ODD BLW BR MAR26	202603	320-53800-43200	TOHO WATER AUTHORITY	*	31.62	31.62	080211
5/01/26	00113	4/16/26	3784-03. 2687 CLR NITE CLBHS MAR26	202603	330-53800-43400	TOHO WATER AUTHORITY	*	745.46	745.46	080212
5/01/26	00113	4/16/26	4105-03. 1700BLK ODD TOHO IR MAR26	202603	320-53800-43200	TOHO WATER AUTHORITY	*	31.62	31.62	080213
5/01/26	00113	4/16/26	4143-03. 1600BLK EVEN BREZE MAR26	202603	320-53800-43200	TOHO WATER AUTHORITY	*	239.26	239.26	080214
5/01/26	00113	4/16/26	4144-03. 1800BLK EVEN CPP MAR26	202603	320-53800-43200	TOHO WATER AUTHORITY	*	335.15	335.15	080215
5/01/26	00113	4/16/26	4357-03. 1700BLK ODD TOHO IR MAR26	202603	320-53800-43200	TOHO WATER AUTHORITY	*	49.52	49.52	080216
5/01/26	00113	4/16/26	4558-03. 1600BLK ODD TOHO IR MAR26	202603	320-53800-43200	TOHO WATER AUTHORITY	*	11.63	11.63	080217
5/01/26	00113	4/16/26	4559-03. 1800BLK ODD TOHO IR MAR26	202603	320-53800-43200	TOHO WATER AUTHORITY	*	11.63	11.63	080218

*** CHECK DATES 04/19/2026 - 05/23/2026 *** TOHOQUA - GENERAL FUND
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CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/01/26	00113	4/16/26	5274-03. 1900BLKEVN SUM SERN MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	209.62	209.62	080219
5/01/26	00113	4/16/26	5276-03. 2500BLK ODD AUT PCE MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	11.63	11.63	080220
5/01/26	00113	4/16/26	5277-03. 1900BLKODD SUM SERN MAR27	202603	320-53800-43200		TOHO WATER AUTHORITY	*	72.49	72.49	080221
5/01/26	00113	4/16/26	6351-03. 2400BLKODD RELAX IR MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	78.16	78.16	080222
5/01/26	00113	4/16/26	6352-03. 2500BLKODD RELAX IR MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	38.78	38.78	080223
5/01/26	00113	4/16/26	6354-03. 1600BLK EVN POISE MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	203.46	203.46	080224
5/01/26	00113	4/16/26	6792-03. 2300BLK EVN RLAX TH MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	49.52	49.52	080225
5/01/26	00113	4/16/26	6794-03. 1600BLK EVN CONTENT MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	81.74	81.74	080226
5/01/26	00113	4/16/26	6837-03. 1830 FULFILLMENT MAR26	202603	330-53800-43400		TOHO WATER AUTHORITY	*	3,465.95	3,465.95	080227
5/01/26	00113	4/16/26	8025-03. 1800BLK EVN FLFLMNT MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	1,686.42	1,686.42	080228
5/01/26	00113	4/24/26	0680-03. 2700BLK ODD POM IRR MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	189.14	189.14	080229
5/01/26	00113	4/24/26	1584-03. 1900BLK EVN CLRSKY MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	1,789.62	1,789.62	080230

*** CHECK DATES 04/19/2026 - 05/23/2026 *** TOHOQUA - GENERAL FUND
BANK Z TOHOQUA CDD AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/01/26	00113	4/24/26	1586-03. 2400BLK ODD PCE MND MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	500.74	500.74	080231
5/01/26	00113	4/24/26	2694-03. 1900BLK ODD FLOUR#2 MAR26	202603	320-53800-43200		TOHO WATER AUTHORITY	*	329.44	329.44	080232
5/19/26	00014	5/14/26	1890-04. 16501 TOHO BLVD ENT SIGN	202604	320-53800-43000		KISSIMMEE UTILITY AUTHORITY	*	15.21	15.21	080233
5/19/26	00014	5/14/26	2570-04. 1700 TOHO BLVD V/L	202604	320-53800-43100		KISSIMMEE UTILITY AUTHORITY	*	10,450.16	10,450.16	080234
5/19/26	00014	5/14/26	4070-04. 15501 CROSS PRA PKWY ENT	202604	320-53800-43000		KISSIMMEE UTILITY AUTHORITY	*	12.77	12.77	080235
5/19/26	00014	5/14/26	6971-04. 2687 CLR NIGHT AMENITY	202604	330-57200-43000		KISSIMMEE UTILITY AUTHORITY	*	856.99	856.99	080236
5/19/26	00014	5/14/26	9461-04. 27331 PEACE OF MIND FOUNT	202604	320-53800-43000		KISSIMMEE UTILITY AUTHORITY	*	200.52	200.52	080237
5/19/26	00124	4/07/26	7862-04. 2687 CLEAR NIGHT APR26	202604	330-53800-44000		CHARTER COMMUNICATIONS	*	115.00	115.00	080238
5/19/26	00124	5/07/26	7862-05. 2687 CLEAR NIGHT MAY26	202605	330-53800-44000		CHARTER COMMUNICATIONS	*	115.00	115.00	080239
5/19/26	00113	5/14/26	2136-04. 15501 CPP APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	1,437.02	1,437.02	080240
5/19/26	00113	5/14/26	2596-04. 2000BLK ODD CPP OS1 APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	540.71	540.71	080241
5/19/26	00113	5/14/26	3024-04. 2600BLK ODD BLW BR APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	31.62	31.62	080242

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CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/19/26	00113	5/14/26	3784-04. 2687 CLR NITE CLBHS APR26	202604	330-53800-43400		TOHO WATER AUTHORITY	*	753.68	753.68	080243
5/19/26	00113	5/14/26	4105-04. 1700BLK ODD TOHO IR APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	35.20	35.20	080244
5/19/26	00113	5/14/26	4143-04. 1600BLK EVEN BREZE APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	181.98	181.98	080245
5/19/26	00113	5/14/26	4144-04. 1800BLK EVEN CPP APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	357.99	357.99	080246
5/19/26	00113	5/14/26	4357-04. 1700BLK ODD TOHO IR APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	53.10	53.10	080247
5/19/26	00113	5/14/26	4558-04. 1600BLK ODD TOHO IR APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	11.63	11.63	080248
5/19/26	00113	5/14/26	4559-04. 1800BLK ODD TOHO IR APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	11.63	11.63	080249
5/19/26	00113	5/14/26	5274-04. 1900BLKEVN SUM SERN APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	198.20	198.20	080250
5/19/26	00113	5/14/26	5276-04. 2500BLK ODD AUT PCE APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	11.63	11.63	080251
5/19/26	00113	5/14/26	5277-04. 1900BLKODD SUM SERN APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	54.59	54.59	080252
5/19/26	00113	5/14/26	6351-04. 2400BLKODD RELAX IR APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	74.58	74.58	080253
5/19/26	00113	5/14/26	6352-04. 2500BLKODD RELAX IR APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	38.78	38.78	080254

*** CHECK DATES 04/19/2026 - 05/23/2026 ***
TOHOQUA - GENERAL FUND
BANK Z TOHOQUA CDD AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/19/26	00113	5/14/26	6354-04. 1600BLK EVEN POISE APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	167.66	167.66	080255
5/19/26	00113	5/14/26	6792-04. 2300BLK EVN RLAX TH APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	53.10	53.10	080256
5/19/26	00113	5/14/26	6794-04. 1600BLK EVN CONTENT APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	74.58	74.58	080257
5/19/26	00113	5/14/26	6837-04. 1830 FULFILLMENT APR26	202604	330-53800-43400		TOHO WATER AUTHORITY	*	1,547.12	1,547.12	080258
5/19/26	00113	5/14/26	8025-04. 1800BLK EVN FLFLMNT APR26	202604	320-53800-43200		TOHO WATER AUTHORITY	*	557.84	557.84	080259

TOTAL FOR BANK Z 31,179.77

TOTAL FOR REGISTER 137,852.71

SECTION 2

Tohoqua

Community Development District

Unaudited Financial Reporting

April 30, 2026

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Tohoqua

Community Development District

Combined Balance Sheet

April 30, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:					
Cash	$ 314,700	$ -	$ -	$ 130,192	$ 444,892
State Board of Administration	$ 1,119,836	$ -	$ -	$ -	$ 1,119,836
Investments					
Series 2018					
Reserve	$ -	$ 68,790	$ -	$ -	$ 68,790
Revenue	$ -	$ 188,342	$ -	$ -	$ 188,342
Prepayment	$ -	$ 249	$ -	$ -	$ 249
Construction	$ -	$ -	$ 14,673	$ -	$ 14,673
Series 2021 Phase 2					
Reserve	$ -	$ 71,769	$ -	$ -	$ 71,769
Revenue	$ -	$ 176,738	$ -	$ -	$ 176,738
Prepayment	$ -	$ 613	$ -	$ -	$ 613
Construction	$ -	$ -	$ 528	$ -	$ 528
Series 2021 Phase 4A/5A					
Reserve	$ -	$ 75,350	$ -	$ -	$ 75,350
Revenue	$ -	$ 185,123	$ -	$ -	$ 185,123
Construction	$ -	$ -	$ 10	$ -	$ 10
Series 2022 Phase 3A/6A					
Reserve	$ -	$ 15,095	$ -	$ -	$ 15,095
Revenue	$ -	$ 167,699	$ -	$ -	$ 167,699
Construction	$ -	$ -	$ 67,805	$ -	$ 67,805
Series 2023 Phase 4B/5B					
Reserve	$ -	$ 76,795	$ -	$ -	$ 76,795
Revenue	$ -	$ 162,711	$ -	$ -	$ 162,711
Prepayment	$ -	$ 1,461	$ -	$ -	$ 1,461
Construction	$ -	$ -	$ 28,633	$ -	$ 28,633
Series 2023 Phase 4C					
Reserve	$ -	$ 71,154	$ -	$ -	$ 71,154
Revenue	$ -	$ 153,983	$ -	$ -	$ 153,983
Cost of Issuance	$ -	$ -	$ 37	$ -	$ 37
Series 2024 Phase 7					
Reserve	$ -	$ 162,055	$ -	$ -	$ 162,055
Revenue	$ -	$ 345,412	$ -	$ -	$ 345,412
Construction	$ -	$ -	$ 10,321	$ -	$ 10,321
Series 2025 Phase 8					
Reserve	$ -	$ 130,775	$ -	$ -	$ 130,775
Revenue	$ -	$ 161,825	$ -	$ -	$ 161,825
Construction	$ -	$ -	$ 3,535	$ -	$ 3,535
Due From General Fund	$ -	$ 13,609	$ -	$ -	$ 13,609
Due From Other	$ 850	$ -	$ -	$ -	$ 850
Prepaid Expenses	$ 8,114	$ -	$ -	$ -	$ 8,114
Total Assets	**$ 1,443,500**	**$ 2,229,548**	**$ 125,542**	**$ 130,192**	**$ 3,928,781**
Liabilities:					
Accounts Payable	$ 58,303	$ -	$ -	$ -	$ 58,303
Due to Debt Service	$ 13,609	$ -	$ -	$ -	$ 13,609
Total Liabilities	**$ 71,911**	**$ -**	**$ -**	**$ -**	**$ 71,911**
Fund Balances:					
Nonspendable:					
Deposits & Prepaid Items	$ 8,114	$ -	$ -	$ -	$ 8,114
Restricted for:					
Debt Service - Series 2018	$ -	$ 258,936	$ -	$ -	$ 258,936
Debt Service - Series 2021 Phase 2	$ -	$ 250,748	$ -	$ -	$ 250,748
Debt Service - Series 2021 Phase 4A/5A	$ -	$ 262,178	$ -	$ -	$ 262,178
Debt Service - Series 2022 Phase 3A/6A	$ -	$ 184,502	$ -	$ -	$ 184,502
Debt Service - Series 2023 Phase 4B/5B	$ -	$ 242,703	$ -	$ -	$ 242,703
Debt Service - Series 2023 Phase 4C	$ -	$ 226,747	$ -	$ -	$ 226,747
Debt Service - Series 2024 Phase 7	$ -	$ 511,133	$ -	$ -	$ 511,133
Debt Service - Series 2025 Phase 8		$ 292,600	$ -	$ -	$ 292,600
Capital Reserve	$ -	$ -	$ -	$ 130,192	$ 130,192
Capital Projects	$ -	$ -	$ 125,542	$ -	$ 125,542
Unassigned	$ 1,363,475	$ -	$ -	$ -	$ 1,363,475
Total Fund Balances	**$ 1,371,588**	**$ 2,229,548**	**$ 125,542**	**$ 130,192**	**$ 3,856,870**
Total Liabilities & Fund Balance	$ 1,443,500	$ 2,229,548	$ 125,542	$ 130,192	$ 3,928,781

Tohoqua

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Assessments - Tax Collector	$ 1,664,769	$ 1,664,769	$ 1,656,297	$ (8,472)
Assessments - Direct	$ 136,906	$ 102,679	$ 102,679	$ -
Cost Share Revenue	$ 11,144	$ -	$ -	$ -
Special Events Revenue	$ 17,500	$ 10,208	$ 666	$ (9,542)
Miscellaneous Income	$ 9,000	$ 5,250	$ 8,050	$ 2,800
Interest Income	$ 24,000	$ 14,000	$ 22,771	$ 8,771
Total Revenues	**$ 1,863,319**	**$ 1,796,907**	**$ 1,790,464**	**$ (6,443)**
Expenditures				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 7,000	$ 3,600	$ 3,400
FICA Expense	$ 918	$ 536	$ 275	$ 260
Engineering	$ 10,000	$ 5,833	$ 4,440	$ 1,393
Attorney	$ 20,000	$ 11,667	$ 10,656	$ 1,011
Annual Audit	$ 12,800	$ 12,800	$ 11,400	$ 1,400
Assessment Administration	$ 11,464	$ 11,464	$ 11,464	$ (0)
Arbitrage	$ 3,600	$ 2,250	$ 2,250	$ -
Dissemination	$ 22,500	$ 13,125	$ 13,750	$ (625)
Trustee Fees	$ 44,863	$ 26,483	$ 26,483	$ -
Management Fees	$ 46,350	$ 27,038	$ 27,038	$ -
Information Technology	$ 2,064	$ 1,204	$ 1,204	$ 0
Website Maintenance	$ 1,376	$ 803	$ 803	$ 0
Telephone	$ 300	$ 175	$ -	$ 175
Postage	$ 1,000	$ 583	$ 435	$ 149
Insurance	$ 8,810	$ 8,810	$ 7,029	$ 1,781
Printing & Binding	$ 3,000	$ 1,750	$ 400	$ 1,350
Legal Advertising	$ 3,800	$ 2,217	$ 1,289	$ 928
Other Current Charges	$ 2,000	$ 1,167	$ 499	$ 668
Property Appraiser Fees	$ 600	$ 600	$ 1,800	$ (1,200)
Office Supplies	$ 300	$ 175	$ 4	$ 171
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 207,920**	**$ 135,853**	**$ 124,993**	**$ 10,860**

Tohoqua

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Operations & Maintenance				
Contract Services				
Field Management	$ 24,797	$ 14,465	$ 20,055	$ (5,590)
Amenities Management	$ 144,664	$ 84,387	$ 84,387	$ -
Landscape Maintenance	$ 604,509	$ 352,630	$ 296,274	$ 56,356
Lake Maintenance	$ 30,240	$ 17,640	$ 24,873	$ (7,233)
Pool Maintenance	$ 42,300	$ 24,675	$ 16,885	$ 7,790
Pest Control	$ 1,440	$ 840	$ 564	$ 276
Janitorial Services	$ 41,460	$ 24,185	$ 12,376	$ 11,809
Subtotal Contract Services	**$ 889,410**	**$ 518,822**	**$ 455,414**	**$ 63,408**
Repairs & Maintenance				
Landscape Replacement	$ 30,000	$ 17,500	$ 4,880	$ 12,620
Mulch	$ 50,000	$ 50,000	$ 66,677	$ (16,677)
Tree Removal & Replacement	$ 35,000	$ 20,417	$ 13,437	$ 6,980
Irrigation Repairs	$ 5,000	$ 5,000	$ 6,219	$ (1,219)
General Repairs & Maintenance	$ 10,000	$ 5,833	$ -	$ 5,833
Alley & Sidewalk Maintenance	$ 3,000	$ 1,750	$ -	$ 1,750
Signage	$ 1,500	$ 875	$ -	$ 875
Walls & Monument Repair	$ 1,500	$ 875	$ -	$ 875
Pressure Washing	$ 17,500	$ 10,208	$ -	$ 10,208
Fencing	$ 1,500	$ 875	$ -	$ 875
Subtotal Repairs & Maintenance	**$ 155,000**	**$ 113,333**	**$ 91,214**	**$ 22,120**
Utilities				
Pool - Electric	$ 38,280	$ 22,330	$ 13,002	$ 9,328
Pool - Water	$ 26,400	$ 15,400	$ 26,281	$ (10,881)
Electric	$ 2,500	$ 1,458	$ 1,320	$ 138
Water & Sewer	$ 120,000	$ 70,000	$ 59,601	$ 10,399
Streetlights	$ 134,436	$ 78,421	$ 72,720	$ 5,701
Internet	$ -	$ -	$ 345	$ (345)
Subtotal Utilities	**$ 321,616**	**$ 187,609**	**$ 173,270**	**$ 14,339**

Tohoqua

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Amenities				
Property Insurance	$ 54,366	$ 54,366	$ 43,413	$ 10,953
Pool Attendants	$ 32,400	$ 18,900	$ 1,262	$ 17,638
Facility Maintenance	$ 113,750	$ 66,354	$ 66,354	$ (0)
Pool Repairs & Maintenance	$ 45,000	$ 26,250	$ 20,204	$ 6,047
Pool Permits	$ 650	$ 375	$ 375	$ -
Access Cards & Equipment Supplies	$ 6,600	$ 3,850	$ 2,579	$ 1,271
Fire Alarm & Security Monitoring	$ 840	$ 490	$ 245	$ 245
Fire Alarm & Security Monitoring Repairs	$ 2,000	$ 1,167	$ 1,000	$ 167
Fire Extinguisher Inspections	$ 150	$ 88	$ -	$ 88
Amenity Signage	$ 4,000	$ 2,333	$ 3,106	$ (773)
Repairs & Maintenance	$ 15,000	$ 8,750	$ 5,588	$ 3,162
Office Supplies	$ 2,000	$ 1,167	$ 402	$ 765
Operating Supplies	$ 6,000	$ 6,000	$ 8,817	$ (2,817)
Doggie Pots	$ 3,500	$ 2,042	$ 144	$ 1,898
Special Events	$ 35,000	$ 20,417	$ 11,771	$ 8,645
Termite Bond	$ 618	$ -	$ -	$ -
Holiday Décor	$ 15,794	$ 5,100	$ 5,100	$ -
Subtotal Amenities	**$ 337,668**	**$ 217,648**	**$ 170,360**	**$ 47,287**
Other				
Contingency	$ 25,000	$ 14,583	$ 4,067	$ 10,516
Subtotal Other	**$ 25,000**	**$ 14,583**	**$ 4,067**	**$ 10,516**
Total Operations & Maintenance	**$ 1,728,694**	**$ 1,051,996**	**$ 894,326**	**$ 157,670**
Total Expenditures	**$ 1,936,614**	**$ 1,187,849**	**$ 1,019,319**	**$ 168,531**
Excess (Deficiency) of Revenues over Expenditures	$ (73,294)		$ 771,145	
Other Financing Sources/(Uses)				
Transfer In/(Out) - Capital Reserve	$ (50,000)	$ (50,000)	$ (50,000)	$ -
Total Other Financing Sources/(Uses)	**$ (50,000)**	**$ (50,000)**	**$ (50,000)**	**$ -**
Net Change in Fund Balance	**$ (123,294)**		**$ 721,145**	
Fund Balance - Beginning	$ 123,294		$ 650,443	
Fund Balance - Ending	$ -		$ 1,371,588	

Tohoqua

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Special Assessments	$ 137,458	$ 137,458	$ 136,755	$ (703)
Interest Income	$ 3,473	$ 2,026	$ 4,059	$ 2,033
Total Revenues	**$ 140,931**	**$ 139,484**	**$ 140,815**	**$ 1,331**
Expenditures:				
Interest Payment - 11/01	$ 44,953	$ 44,953	$ 44,953	$ -
Principal Payment - 5/01	$ 45,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 44,953	$ -	$ -	$ -
Total Expenditures	**$ 134,905**	**$ 44,953**	**$ 44,953**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 6,026		$ 95,862	
Fund Balance - Beginning	$ 92,809		$ 163,074	
Fund Balance - Ending	$ 98,835		$ 258,936	

Tohoqua

Community Development District

Debt Service Fund - Series 2021 Phase 2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Special Assessments	$ 144,764	$ 144,764	$ 143,257	$ (1,507)
Interest Income	$ 3,203	$ 1,868	$ 3,803	$ 1,935
Total Revenues	**$ 147,967**	**$ 146,632**	**$ 147,061**	**$ 428**
Expenditures:				
Interest Payment - 11/01	$ 42,409	$ 42,409	$ 42,409	$ (0)
Special Call - 11/1	$ -	$ -	$ 15,000	$ (15,000)
Principal Payment - 5/01	$ 60,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 42,409	$ -	$ -	$ -
Total Expenditures	**$ 144,819**	**$ 42,409**	**$ 57,409**	**$ (15,000)**
Excess (Deficiency) of Revenues over Expenditures	$ 3,148		$ 89,651	
Fund Balance - Beginning	$ 74,851		$ 161,097	
Fund Balance - Ending	$ 77,999		$ 250,748	

Tohoqua

Community Development District

Debt Service Fund - Series 2021 Phase 4A/5A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Special Assessments	$ 150,700	$ 150,700	$ 149,934	$ (766)
Interest Income	$ 3,299	$ 1,925	$ 3,968	$ 2,043
Total Revenues	**$ 153,999**	**$ 152,625**	**$ 153,902**	**$ 1,277**
Expenditures:				
Interest Payment - 11/01	$ 45,280	$ 45,280	$ 45,280	$ -
Principal Payment - 5/01	$ 60,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 45,280	$ -	$ -	$ -
Total Expenditures	**$ 150,560**	**$ 45,280**	**$ 45,280**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 3,439		$ 108,622	
Fund Balance - Beginning	$ 76,924		$ 153,556	
Fund Balance - Ending	$ 80,364		$ 262,178	

Tohoqua

Community Development District

Debt Service Fund - Series 2022 Phase 3A/6A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Special Assessments	$ 150,950	$ 150,950	$ 150,182	$ (768)
Interest Income	$ 2,270	$ 1,324	$ 2,181	$ 857
Total Revenues	**$ 153,220**	**$ 152,274**	**$ 152,363**	**$ 89**
Expenditures:				
Interest Payment - 11/01	$ 58,704	$ 58,704	$ 58,704	$ -
Principal Payment - 5/01	$ 30,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 58,704	$ -	$ -	$ -
Total Expenditures	**$ 147,408**	**$ 58,704**	**$ 58,704**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 5,813		$ 93,659	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (60,380)	$ (60,380)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (60,380)**	**$ (60,380)**
Net Change in Fund Balance	**$ 5,813**		**$ 33,279**	
Fund Balance - Beginning	$ 73,692		$ 151,223	
Fund Balance - Ending	$ 79,505		$ 184,502	

Tohoqua

Community Development District

Debt Service Fund - Series 2023 Phase 4B/5B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Special Assessments	$ 153,425	$ 153,425	$ 152,645	$ (780)
Interest Income	$ 2,777	$ 1,620	$ 2,408	$ 788
Total Revenues	**$ 156,202**	**$ 155,045**	**$ 155,052**	**$ 7**
Expenditures:				
Interest Payment - 11/01	$ 58,485	$ 58,485	$ 58,485	$ -
Principal Payment - 5/01	$ 35,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 58,485	$ -	$ -	$ -
Total Expenditures	**$ 151,970**	**$ 58,485**	**$ 58,485**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 4,232		$ 96,567	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (1,641)	$ (1,641)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (1,641)**	**$ (1,641)**
Net Change in Fund Balance	**$ 4,232**		**$ 94,927**	
Fund Balance - Beginning	$ 70,732		$ 147,776	
Fund Balance - Ending	$ 74,964		$ 242,703	

Tohoqua

Community Development District

Debt Service Fund - Series 2023 Phase 4C

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Special Assessments	$ 142,307	$ 142,307	$ 141,584	$ (724)
Interest Income	$ 2,859	$ 1,668	$ 3,397	$ 1,729
Total Revenues	**$ 145,167**	**$ 143,975**	**$ 144,981**	**$ 1,006**
Expenditures:				
Interest Payment - 11/01	$ 56,170	$ 56,170	$ 56,170	$ -
Principal Payment - 5/01	$ 30,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 56,170	$ -	$ -	$ -
Total Expenditures	**$ 142,340**	**$ 56,170**	**$ 56,170**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 2,827		$ 88,811	
Fund Balance - Beginning	$ 65,544		$ 137,936	
Fund Balance - Ending	$ 68,371		$ 226,747	

Tohoqua

Community Development District

Debt Service Fund - Series 2024 Phase 7

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Special Assessments	$ 324,110	$ 324,110	$ 322,461	$ (1,649)
Interest Income	$ 6,266	$ 3,655	$ 7,615	$ 3,960
Total Revenues	**$ 330,376**	**$ 327,765**	**$ 330,076**	**$ 2,310**
Expenditures:				
Interest Payment - 11/01	$ 126,414	$ 126,414	$ 126,414	$ (0)
Principal Payment - 5/01	$ 70,000	$ -	$ -	$ -
Interest Payment - 5/01	$ 126,414	$ -	$ -	$ -
Total Expenditures	**$ 322,829**	**$ 126,414**	**$ 126,414**	**$ (0)**
Excess (Deficiency) of Revenues over Expenditures	$ 7,547		$ 203,661	
Fund Balance - Beginning	$ 142,570		$ 307,472	
Fund Balance - Ending	$ 150,117		$ 511,133	

Tohoqua

Community Development District

Debt Service Fund - Series 2025 Phase 8

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Special Assessments	$ -	$ -	$ 160,036	$ 160,036
Interest Income	$ -	$ -	$ 1,789	$ 1,789
Total Revenues	**$ -**	**$ -**	**$ 161,825**	**$ 161,825**
Expenditures:				
Interest Payment - 11/01	$ -	$ -	$ -	$ -
Principal Payment - 5/01	$ -	$ -	$ -	$ -
Interest Payment - 5/01	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 161,825	
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 130,775	$ 130,775
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ 130,775**	**$ 130,775**
Net Change in Fund Balance	**$ -**		**$ 292,600**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 292,600	

Tohoqua

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest Income	$ 497	$ 290	$ 2,088	$ 1,798
Total Revenues	**$ 497**	**$ 290**	**$ 2,088**	**$ 1,798**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 497		$ 2,088	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 50,000	$ 50,000	$ 50,000	$ -
Total Other Financing Sources/(Uses)	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ -**
Net Change in Fund Balance	**$ 50,497**		**$ 52,088**	
Fund Balance - Beginning	$ 78,038		$ 78,104	
Fund Balance - Ending	$ 128,535		$ 130,192	

Tohoqua

Community Development District

Capital Project Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Series 2018	Series 2021 Phase 2	Series 2021 Phase 4A/5A	Series 2022 Phase 3A/6A	Series 2023 Phase 4B/5B	Series 2023 Phase 4C	Series 2024 Phase 7	Series 2025 Phase 8	Total
Revenues									
Interest	$ 312	$ 11	$ 0	$ 396	$ 587	$ 1	$ 219	$ 13,051	$ 14,577
Total Revenues	**$ 312**	**$ 11**	**$ 0**	**$ 396**	**$ 587**	**$ 1**	**$ 219**	**$ 13,051**	**$ 14,577**
Expenditures:									
Capital Outlay	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,484,724	$ 3,484,724
Capital Outlay - COI	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 274,018	$ 274,018
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,758,741**	**$ 3,758,741**
Excess (Deficiency) of Revenues over Expenditures	$ 312	$ 11	$ 0	$ 396	$ 587	$ 1	$ 219	$ (3,745,690)	$ (3,744,164)
Other Financing Sources/(Uses)									
Bond Proceeds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,749,225	$ 3,749,225
Transfer In/(Out)	$ -	$ -	$ -	$ 60,380	$ 1,651	$ -	$ -	$ -	$ 62,031
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ 60,380**	**$ 1,651**	**$ -**	**$ -**	**$ 3,749,225**	**$ 3,811,256**
Net Change in Fund Balance	**$ 312**	**$ 11**	**$ 0**	**$ 60,776**	**$ 2,238**	**$ 1**	**$ 219**	**$ 3,535**	**$ 67,092**
Fund Balance - Beginning	$ 14,362	$ 516	$ 10	$ 7,030	$ 26,395	$ 36	$ 10,102	$ -	$ 58,451
Fund Balance - Ending	$ 14,673	$ 528	$ 10	$ 67,805	$ 28,633	$ 37	$ 10,321	$ 3,535	$ 125,542

Tohoqua

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Collector	$ -	$ 85,067	$ 1,517,559	$ 22,774	$ 7,976	$ 4,087	$ 18,833	$ -	$ -	$ -	$ -	$ -	$ 1,656,297
Assessments - Direct	$ 68,453	$ -	$ -	$ 34,226	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 102,679
Cost Share Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Special Events Revenue	$ -	$ 55	$ -	$ 190	$ -	$ 140	$ 281	$ -	$ -	$ -	$ -	$ -	$ 666
Miscellaneous Income	$ 2,180	$ 300	$ 920	$ 1,270	$ 1,340	$ 2,250	$ (210)	$ -	$ -	$ -	$ -	$ -	$ 8,050
Interest Income	$ 1,139	$ 1,070	$ 1,183	$ 5,269	$ 4,644	$ 4,893	$ 4,572	$ -	$ -	$ -	$ -	$ -	$ 22,771
Total Revenues	**$ 71,772**	**$ 86,492**	**$ 1,519,663**	**$ 63,730**	**$ 13,960**	**$ 11,370**	**$ 23,477**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,790,464**
Expenditures													
General & Administrative:													
Supervisor Fees	$ 800	$ 800	$ 800	$ -	$ 800	$ 400	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,600
FICA Expense	$ 61	$ 61	$ 61	$ -	$ 61	$ 31	$ -	$ -	$ -	$ -	$ -	$ -	$ 275
Engineering	$ 95	$ -	$ 1,168	$ 713	$ 1,520	$ 570	$ 375	$ -	$ -	$ -	$ -	$ -	$ 4,440
Attorney	$ 1,356	$ 1,381	$ 1,544	$ 734	$ 1,919	$ 1,875	$ 1,848	$ -	$ -	$ -	$ -	$ -	$ 10,656
Annual Audit	$ -	$ -	$ -	$ -	$ 11,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,400
Assessment Administration	$ 11,464	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,464
Arbitrage	$ 450	$ -	$ 900	$ -	$ 450	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,250
Dissemination	$ 1,667	$ 1,667	$ 2,083	$ 2,083	$ 2,083	$ 2,083	$ 2,083	$ -	$ -	$ -	$ -	$ -	$ 13,750
Trustee Fees	$ 14,323	$ 4,074	$ -	$ -	$ -	$ 2,388	$ 5,697	$ -	$ -	$ -	$ -	$ -	$ 26,483
Management Fees	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ -	$ -	$ -	$ -	$ -	$ 27,038
Information Technology	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ -	$ -	$ -	$ -	$ -	$ 1,204
Website Maintenance	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ 115	$ -	$ -	$ -	$ -	$ -	$ 803
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 87	$ 126	$ 6	$ 84	$ 20	$ 93	$ 19	$ -	$ -	$ -	$ -	$ -	$ 435
Insurance	$ 7,029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,029
Printing & Binding	$ 28	$ 65	$ 39	$ 71	$ 35	$ 82	$ 80	$ -	$ -	$ -	$ -	$ -	$ 400
Legal Advertising	$ 205	$ -	$ -	$ -	$ -	$ 822	$ 262	$ -	$ -	$ -	$ -	$ -	$ 1,289
Other Current Charges	$ 176	$ -	$ 35	$ 68	$ 44	$ 87	$ 89	$ -	$ -	$ -	$ -	$ -	$ 499
Property Appraiser Fees	$ -	$ -	$ -	$ -	$ 1,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,800
Office Supplies	$ 1	$ 1	$ 0	$ 1	$ 1	$ 0	$ 1	$ -	$ -	$ -	$ -	$ -	$ 4
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 42,065**	**$ 12,324**	**$ 10,785**	**$ 7,902**	**$ 24,282**	**$ 13,031**	**$ 14,604**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 124,993**

Tohoqua

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations & Maintenance													
Contract Services													
Field Management	$ 2,066	$ 2,066	$ 2,066	$ 2,066	$ 2,066	$ 2,066	$ 7,656	$ -	$ -	$ -	$ -	$ -	$ 20,055
Amenities Management	$ 12,055	$ 12,055	$ 12,055	$ 12,055	$ 12,055	$ 12,055	$ 12,055	$ -	$ -	$ -	$ -	$ -	$ 84,387
Landscape Maintenance	$ 40,235	$ 40,217	$ 40,246	$ 43,948	$ 43,847	$ 43,847	$ 43,934	$ -	$ -	$ -	$ -	$ -	$ 296,274
Lake Maintenance	$ 5,305	$ 1,250	$ 3,380	$ 2,515	$ 2,579	$ 7,915	$ 1,930	$ -	$ -	$ -	$ -	$ -	$ 24,873
Pool Maintenance	$ 1,735	$ 1,900	$ 1,900	$ 1,900	$ 3,150	$ 3,150	$ 3,150	$ -	$ -	$ -	$ -	$ -	$ 16,885
Pest Control	$ 138	$ 69	$ 69	$ 72	$ 72	$ 72	$ 72	$ -	$ -	$ -	$ -	$ -	$ 564
Janitorial Services	$ 1,904	$ 2,380	$ 1,904	$ 2,142	$ 1,904	$ 2,142	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,376
Subtotal Contract Services	**$ 63,439**	**$ 59,938**	**$ 61,620**	**$ 64,698**	**$ 65,674**	**$ 71,248**	**$ 68,798**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 455,414**
Repairs & Maintenance													
Landscape Replacement	$ -	$ 4,880	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,880
Mulch	$ -	$ -	$ 66,677	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 66,677
Tree Removal & Replacement	$ -	$ -	$ -	$ 8,271	$ 1,894	$ 781	$ 2,491	$ -	$ -	$ -	$ -	$ -	$ 13,437
Irrigation Repairs	$ 994	$ -	$ 2,438	$ -	$ 1,374	$ 736	$ 678	$ -	$ -	$ -	$ -	$ -	$ 6,219
General Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Road & Sidewalk Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Signage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Walls - Repair/Cleaning	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pressure Washing	$ -	$ -	$ -	$ -	$ 850	$ (850)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fencing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Repairs & Maintenance	**$ 994**	**$ 4,880**	**$ 69,115**	**$ 8,271**	**$ 4,118**	**$ 666**	**$ 3,169**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 91,214**
Utilities													
Pool - Electric	$ 2,882	$ 3,244	$ 3,553	$ 623	$ 783	$ 1,061	$ 857	$ -	$ -	$ -	$ -	$ -	$ 13,002
Pool - Water	$ 3,808	$ 4,101	$ 4,124	$ 4,145	$ 3,592	$ 4,211	$ 2,301	$ -	$ -	$ -	$ -	$ -	$ 26,281
Electric	$ 27	$ 130	$ 238	$ 239	$ 228	$ 230	$ 229	$ -	$ -	$ -	$ -	$ -	$ 1,320
Water & Sewer	$ 6,285	$ 7,646	$ 17,485	$ 10,660	$ 4,723	$ 8,911	$ 3,892	$ -	$ -	$ -	$ -	$ -	$ 59,601
Streetlights	$ 9,998	$ 10,391	$ 10,434	$ 10,474	$ 10,486	$ 10,486	$ 10,450	$ -	$ -	$ -	$ -	$ -	$ 72,720
Internet	$ -	$ -	$ -	$ -	$ -	$ 115	$ 230	$ -	$ -	$ -	$ -	$ -	$ 345
Subtotal Utilities	**$ 23,000**	**$ 25,512**	**$ 35,833**	**$ 26,141**	**$ 19,812**	**$ 25,015**	**$ 17,958**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 173,270**

Tohoqua

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Amenities													
Property Insurance	$ 33,804	$ -	$ -	$ -	$ 9,609	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 43,413
Pool Attendants	$ 1,262	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,262
Facility Maintenance	$ 9,479	$ 9,479	$ 9,479	$ 9,479	$ 9,479	$ 9,479	$ 9,479	$ -	$ -	$ -	$ -	$ -	$ 66,354
Pool Repairs & Maintenance	$ 2,422	$ 2,606	$ 1,675	$ 2,321	$ 3,697	$ 3,660	$ 3,821	$ -	$ -	$ -	$ -	$ -	$ 20,204
Pool Permits	$ -	$ -	$ -	$ -	$ 375	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 375
Access Cards & Equipment Supplies	$ 109	$ -	$ 170	$ -	$ -	$ -	$ 2,300	$ -	$ -	$ -	$ -	$ -	$ 2,579
Fire Alarm & Security Monitoring	$ 35	$ 35	$ 35	$ 35	$ 35	$ 35	$ 35	$ -	$ -	$ -	$ -	$ -	$ 245
Fire Alarm & Security Monitoring Repairs	$ -	$ -	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
Fire Extinguisher Inspections	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Signage	$ 18	$ 198	$ -	$ -	$ 2,556	$ -	$ 334	$ -	$ -	$ -	$ -	$ -	$ 3,106
Repairs & Maintenance	$ 648	$ 836	$ 1,104	$ 286	$ 10	$ 1,069	$ 1,635	$ -	$ -	$ -	$ -	$ -	$ 5,588
Office Supplies	$ 131	$ 54	$ 76	$ 20	$ 16	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ 402
Operating Supplies	$ 2,693	$ -	$ 1,366	$ 1,783	$ -	$ 2,199	$ 777	$ -	$ -	$ -	$ -	$ -	$ 8,817
Doggie Pots	$ 144	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 144
Special Events	$ 897	$ 4,107	$ 2,284	$ 382	$ 281	$ 836	$ 2,984	$ -	$ -	$ -	$ -	$ -	$ 11,771
Termite Bond	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Holiday Décor	$ 5,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,100
Subtotal Amenities	**$ 56,743**	**$ 17,316**	**$ 16,189**	**$ 14,305**	**$ 26,059**	**$ 18,383**	**$ 21,366**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 170,360**
Other													
Contingency	$ -	$ 4,067	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,067
Subtotal Other	**$ -**	**$ 4,067**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,067**
Total Operations & Maintenance	**$ 144,175**	**$ 111,712**	**$ 182,757**	**$ 113,416**	**$ 115,662**	**$ 115,313**	**$ 111,291**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 894,326**
Total Expenditures	**$ 186,241**	**$ 124,036**	**$ 193,542**	**$ 121,318**	**$ 139,944**	**$ 128,343**	**$ 125,894**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,019,319**
Excess (Deficiency) of Revenues over Expenditures	$ (114,469)	$ (37,544)	$ 1,326,121	$ (57,588)	$ (125,984)	$ (116,973)	$ (102,418)	$ -	$ -	$ -	$ -	$ -	$ 771,145
Other Financing Sources/(Uses)													
Transfer In/(Out) - Capital Reserve	$ -	$ -	$ (50,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (50,000)
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ (50,000)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (50,000)**
Net Change in Fund Balance	**$ (114,469)**	**$ (37,544)**	**$ 1,276,121**	**$ (57,588)**	**$ (125,984)**	**$ (116,973)**	**$ (102,418)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 721,145**

Tohoqua

Community Development District

Long Term Debt Report

Series 2018, Special Assessment Revenue Bonds		
Interest Rates:	4.7%,4.8%	
Maturity Date:	5/1/2048	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$68,620	
Reserve Fund Balance	$68,790	
Bonds Outstanding - 2/8/18		$2,165,000
Less: Principal Payment - 5/1/19		($35,000)
Less: Principal Payment - 5/1/20		($35,000)
Less: Principal Payment - 5/1/21		($35,000)
Less: Principal Payment - 5/1/22		($40,000)
Less: Principal Payment - 5/1/23		($40,000)
Less: Principal Payment - 5/1/24		($45,000)
Less: Principal Payment - 5/1/25		($45,000)
Current Bonds Outstanding		**$1,890,000**

Series 2021 Phase 2, Special Assessment Revenue Bonds		
Interest Rates:	2.375%, 2.875%, 3.375%, 4.000%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$71,769	
Reserve Fund Balance	$71,769	
Bonds Outstanding - 3/5/21		$2,580,000
Less: Principal Payment - 5/1/22		($55,000)
Less: Principal Payment - 5/1/23		($55,000)
Less: Principal Payment - 5/1/24		($55,000)
Less: Principal Payment - 5/1/25		($55,000)
Less: Special Call - 11/1/25		($15,000)
Current Bonds Outstanding		**$2,345,000**

Series 2021Phase 4A/5A, Special Assessment Revenue Bonds		
Interest Rates:	2.500%, 3.125%, 3.600%, 4.000%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$75,350	
Reserve Fund Balance	$75,350	
Bonds Outstanding - 3/19/21		$2,660,000
Less: Principal Payment - 5/1/22		($55,000)
Less: Principal Payment - 5/1/23		($55,000)
Less: Principal Payment - 5/1/24		($55,000)
Less: Principal Payment - 5/1/25		($55,000)
Current Bonds Outstanding		**$2,440,000**

Series 2022 Phase 3A/6A, Special Assessment Revenue Bonds		
Interest Rates:	5.000%, 5.700%, 5.850%	
Maturity Date:	5/1/2053	
Reserve Fund Definition	10% of Maximum Annual Debt Service	
Reserve Fund Requirement	$15,095	
Reserve Fund Balance	$15,095	
Bonds Outstanding - 11/04/22		$2,120,000
Less: Principal Payment - 5/1/24		($30,000)
Less: Principal Payment - 5/1/25		($30,000)
Current Bonds Outstanding		**$2,060,000**

Tohoqua

Community Development District

Long Term Debt Report

Series 2023 Phase 4B/5B, Special Assessment Revenue Bonds		
Interest Rates:	5.000%, 5.700%, 5.850%	
Maturity Date:	5/1/2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$76,785	
Reserve Fund Balance	$76,795	
Bonds Outstanding - 03/15/23		$2,230,000
Less: Principal Payment - 5/1/24		($30,000)
Less: Special Call - 11/1/24		($10,000)
Less: Principal Payment - 5/1/25		($35,000)
Current Bonds Outstanding		**$2,155,000**

Series 2023 Phase 4C, Special Assessment Revenue Bonds		
Interest Rates:	5.000%, 5.700%, 5.900%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$71,154	
Reserve Fund Balance	$71,154	
Bonds Outstanding - 09/28/23		$1,946,946
Less: Principal Payment - 5/1/25		($25,000)
Current Bonds Outstanding		**$1,921,946**

Series 2024 Phase 7, Special Assessment Revenue Bonds		
Interest Rates:	4.570%, 5.375%, 5.670%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$162,055	
Reserve Fund Balance	$162,055	
Bonds Outstanding - 06/11/24		$4,616,112
Less: Principal Payment - 5/1/25		($65,000)
Current Bonds Outstanding		**$4,551,112**

Series 2025 Phase 8, Special Assessment Revenue Bonds		
Interest Rates:	4.000%, 4.250%, 5.250%, 5.500%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$130,775	
Reserve Fund Balance	$130,775	
Bonds Outstanding - 11/12/2025		$3,802,400
Current Bonds Outstanding		**$3,802,400**

Tohoqua

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	$ 1,771,029.99	$ 146,228.39	$ 153,180.71	$ 160,320.01	$ 160,585.12	$ 163,218.40	$ 151,391.22	$ 344,797.78	$ 3,050,751.62
Net Assessments	$ 1,664,768.19	$ 137,454.69	$ 143,989.87	$ 150,700.81	$ 150,950.01	$ 153,425.30	$ 142,307.75	$ 324,109.91	$ 2,867,706.52
	58%	5%	5%	5%	5%	5%	5%	11%	100%

Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2018 Debt Service*	*2021 Debt Service: Phase 2*	*2021 Debt Service: 4A/5A*	*2022 Debt Service: 3&6*	*2023 Debt Service: 4B/5B*	*2023 Debt Service: 4C*	*2024 Debt Service: Phase 7*	*Total*
$45,975.00	ACH	$ 10,058.98	$ (512.22)	$ (190.94)	$ -	$ 9,355.82	$ 5,431.26	$ 448.44	$ 469.76	$ 491.66	$ 492.47	$ 500.55	$ 464.28	$ 1,057.40	$ 9,355.82
$45,982.00	ACH	$ 145,811.66	$ (5,832.47)	$ (2,799.57)	$ -	$ 137,179.62	$ 79,635.87	$ 6,575.28	$ 6,887.90	$ 7,208.92	$ 7,220.85	$ 7,339.25	$ 6,807.43	$ 15,504.12	$ 137,179.62
$46,003.00	ACH	$ 2,429,885.18	$ (97,195.06)	$ (46,653.81)	$ -	$ 2,286,036.31	$ 1,327,095.53	$ 109,574.12	$ 114,783.73	$ 120,133.47	$ 120,332.12	$ 122,305.33	$ 113,442.81	$ 258,369.20	$ 2,286,036.31
$46,013.00	ACH	$ 348,580.22	$ (13,794.28)	$ (6,695.72)	$ -	$ 328,090.22	$ 190,463.75	$ 15,725.99	$ 16,473.68	$ 17,241.47	$ 17,269.98	$ 17,553.17	$ 16,281.23	$ 37,080.95	$ 328,090.22
$46,034.00	ACH	$ 4,489.88	$ (134.69)	$ (87.09)	$ -	$ 4,268.10	$ 2,477.74	$ 204.58	$ 214.30	$ 224.29	$ 224.66	$ 228.35	$ 211.80	$ 482.38	$ 4,268.10
$46,034.00	ACH	$ 34,598.71	$ (1,037.95)	$ (671.23)	$ -	$ 32,889.53	$ 19,093.11	$ 1,576.46	$ 1,651.41	$ 1,728.38	$ 1,731.24	$ 1,759.62	$ 1,632.12	$ 3,717.19	$ 32,889.53
$46,052.00	ACH	$ -	$ -	$ -	$ 2,073.08	$ 2,073.08	$ 1,203.47	$ 99.37	$ 104.09	$ 108.94	$ 109.12	$ 110.91	$ 102.88	$ 234.30	$ 2,073.08
$46,062.00	ACH	$ 265.06	$ -	$ (5.30)	$ -	$ 259.76	$ 150.80	$ 12.45	$ 13.04	$ 13.65	$ 13.67	$ 13.90	$ 12.89	$ 29.36	$ 259.76
$46,062.00	ACH	$ 14,035.81	$ (280.71)	$ (275.10)	$ -	$ 13,480.00	$ 7,825.44	$ 646.13	$ 676.84	$ 708.39	$ 709.56	$ 721.19	$ 668.93	$ 1,523.52	$ 13,480.00
$46,091.00	ACH	$ 7,236.98	$ (53.34)	$ (143.67)	$ -	$ 7,039.97	$ 4,086.86	$ 337.44	$ 353.48	$ 369.96	$ 370.57	$ 376.65	$ 349.35	$ 795.66	$ 7,039.97
$46,120.00	ACH	$ 29,103.66	$ (20.78)	$ (582.07)	$ -	$ 28,500.81	$ 16,545.36	$ 1,366.10	$ 1,431.05	$ 1,497.75	$ 1,500.22	$ 1,524.82	$ 1,414.33	$ 3,221.18	$ 28,500.81
$46,120.00	ACH	$ 3,978.33	$ -	$ (79.57)	$ -	$ 3,898.76	$ 2,263.32	$ 186.88	$ 195.76	$ 204.88	$ 205.22	$ 208.59	$ 193.47	$ 440.64	$ 3,898.76
$46,136.00	ACH	$ -	$ -	$ -	$ 42.67	$ 42.67	$ 24.77	$ 2.05	$ 2.14	$ 2.24	$ 2.25	$ 2.28	$ 2.12	$ 4.82	$ 42.67
	Total	$ 3,028,044.47	$ (118,861.50)	$ (58,184.07)	$ 2,115.75	$ 2,853,114.65	$ 1,656,297.28	$ 136,755.29	$ 143,257.18	$ 149,934.00	$ 150,181.93	$ 152,644.61	$ 141,583.64	$ 322,460.72	$ 2,853,114.65

99%	Net Percent Collected
$ 14,591.87	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Pulte Home Company LLC						
2026-01			Net Assessments	$ 136,905.90	$ 136,905.90	$ 258,122.08
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2025 Debt
10/23/25	11/1/24	95036423	$ 68,452.95	$ 68,452.95	$ 68,452.95	$ -
1/28/26	2/1/25	95038459	$ 34,226.48	$ 34,226.48	$ 34,226.48	$ -
4/1/26	3/15/26	95039348	$ 160,035.69	$ 160,035.69	$ -	$ 160,035.69
	5/1/25		$ 34,226.48			
			$ 296,941.60	$ 262,715.12	$ 102,679.43	$ 160,035.69

SECTION 3

RESOLUTION 2026-09

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TOHOQUA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

WHEREAS, District records are available for public review and inspection at the offices of Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

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

SECTION 1. The District's local records office shall be located at: _____ Tohoqua Amenity Center,1830 Fulfillment Drive, Kissimmee, FL 34744_____.

SECTION 2. This Resolution shall take effect immediately upon

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

ATTEST:

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

SECTION 4

MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 27, 2026

Ms. Brittany Brookes
Recording Secretary
Tohoqua Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Tohoqua Community Development District – Registered Voters

Dear Ms. Brookes:

Thank you for your letter requesting confirmation of the number of registered voters within the Tohoqua Community Development District as of April 15, 2026.

The number of registered voters within the Tohoqua CDD is 1,759 as of April 15, 2026.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

2509 East Irlo Bronson Memorial Highway • Kissimmee, FL 34744
407.742.6000 • Fax: 407.742.6001 • www.voteosceola.com

AUDIT COMMITTEE MEETING

SECTION A

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2026, 2027, 2028, 2029 and 2030
Osceola County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday, July 27, 2026**, at 5:00 p.m., to the District Recording Secretary, Brittany Brookes by e-mail at bbrookes@gmscfl.com. Proposer is responsible for confirming its proposal is received by the District Recording Secretary.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) electronic copy (PDF only) of the Proposal Documents, and other requested attachments, if any, by the date, time, and method indicated herein. Proposer is responsible for confirming its proposal is received by District Recording Secretary. The District Recording Secretary is available at bbrookes@gmscfl.com or (407) 841-5524.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet, and a proposal with all required documentation pursuant to Section 12 of these instructions ("Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District in the form satisfactory to the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Proposal Documents.

A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

B. Describe proposed staffing levels, including resumes with applicable certifications.

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

D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA

1. Ability of Personnel. **(20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. **(20 Points)**

(E.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.* **(20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. **(20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. **(20 Points)*****

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total **(100 Points)**

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

SECTION B

TOHOQUA COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Tohoqua Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the Osceola County, Florida, and has an annual operating budget of approximately $1,986,614. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than April 15, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 219 East Livingston Street, Orlando, Florida 32801 or via e-mail at bbrookes@gmscfl.com.

Proposers must provide one (1) electronic copy (PDF only) of their proposal to the District Recording Secretary, Brittany Brookes, by e-mail at bbrookes@gmscfl.com. **Proposals must be received by 5:00 p.m. on Monday, July 27, 2026**. Please direct all questions regarding this Notice to the District Recording Secretary at bbrookes@gmscfl.com or (407) 841-5524.

George Flint
District Manager