

**BALM GROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**MAY 02, 2024
AGENDA PACKAGE**



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Balm Grove Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nick Dister, Vice Chairperson
Kelly Evans, Assistant Secretary
Alberto Viera, Assistant Secretary
Ryan Motko, Assistant Secretary

District Staff

Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, May 02, 2024 at 2:00 p.m.

The Regular Meeting of the **Balm Grove Community Development District** will be held May 02, 2024 at **at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 215 817 490 035 **Passcode:** 45UmMF

Dial-in by phone +1 646-838-1601 **Pin:** 227 773 399#

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

3. BUSINESS ITEMS

- A. Consideration of Resolution 2024-01; Approving FY 2025 Proposed Budget & Setting Public Hearing
- B. Annual Notice of Qualified Electors
- C. Consideration of Resolution 2024-02; Announcing Landowner Election
- D. Ratification Landscape Maintenance Bid Packet
- E. Ratification of Pond Maintenance Agreement
- F. Consideration of Field Services Agreement

4. CONSENT AGENDA

- A. Approval of Minutes of the April 04 2024 Regular Meeting
- B. Consideration of Operation and Maintenance March2024
- C. Acceptance of the Financials and Approval of the Check Register for March 2024

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*Next regularly scheduled meeting is June 06, 2024 at 2:00 p.m.

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Balm Grove Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, 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.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	July 11, 2024
HOUR:	2:00 p.m.
LOCATION:	Offices of Inframark 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County 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 Proposed Budget on the District’s website at least 2 days before the budget hearing date 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 by Florida law.

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

PASSED AND ADOPTED ON MAY 2, 2024.

Attest:

**Balm Grove Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Balm Grove
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Balm Grove

Community Development District

Budget Overview

Fiscal Year 2025

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Series 2022

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Balm Grove
Community Development District

Operating Budget
Fiscal Year 2025

Balm Grove

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2024	ACTUAL THRU 3/31/24	ANNUAL BUDGET FY 2025
REVENUES			
Operations & Maintenance Assmts - On Roll	\$ -	\$ -	\$ -
Special Assessments - CDD Collected	118,425	82,630	352,425
Developer Contributions	-	-	-
TOTAL REVENUES	\$ 118,425	\$ 82,630	\$ 352,425
EXPENDITURES			
Financial and Administrative			
Supervisor Fees	\$ 3,000	\$ 5,000	\$ 12,000
District Management	25,000	14,250	25,000
Field Management	-	-	27,100
Administration	4,500	-	4,500
Recording Secretary	2,400	-	2,400
Construction Accounting	9,000	-	9,000
Financial/Revenue Collections	1,200	-	1,200
Rental and Leases	600	-	600
Accounting Services	9,000	1,750	9,000
Dissemination Agent/Reporting	4,200	2,500	4,200
Website Admin Services	1,200	750	1,200
District Engineer	9,500	2,025	9,500
District Counsel	9,500	3,063	15,000
Trustees Fees	6,500	1,684	6,500
Auditing Services	6,000	-	6,000
Postage, Phone, Faxes, Copies	500	27	500
Legal Advertising	3,500	977	3,500
Bank Fees	200	-	200
Dues, Licenses & Fees	175	2,746	175
Onsite Office Supplies	100	-	100
Website ADA Compliance	1,800	-	1,800
Misc Admin	250	-	250
Info Technology	600	500	600
Meeting Expense	4,000	-	4,000
Total Financial and Administrative	\$ 102,725	\$ 35,272	\$ 144,325

Balm Grove

Community Development District

*General Fund***Insurance**

General Liability	\$	3,200	\$	3,074	\$	3,200
Public Officials Insurance		2,500		2,516		2,500
Property & Casualty Insurance		-		-		15,000
Total Insurance	\$	5,700	\$	5,590	\$	20,700

Utility Services

Electric Utility Services	\$	-	\$	-	\$	2,500
Street Lights		-		-		5,000
Total Utility Services	\$	-	\$	-	\$	7,500

Amenity

Pool Monitor	\$	-	\$	-	\$	-
Janitorial - Contract		-		-		4,500
Janitorial - Supplies/Other		-		-		7,000
Pool Maintenance - Contract		-		-		500
Miscellaneous Maintenance	\$	10,000	\$	-	\$	10,000
Total Amenity	\$	10,000	\$	-	\$	22,000

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$	-	\$	-	\$	134,000
Irrigation Maintenance		-		-		1,000
Aquatics - Contract		-		-		7,500
Debris Cleanup		-		-		9,000
Wildlife Control		-		-		6,400
Total Landscape and Pond Maintenance	\$	-	\$	-	\$	157,900

TOTAL EXPENDITURES

\$	118,425	\$	40,862	\$	352,425
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Balm Grove

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2025**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Balm Grove

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

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 unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Balm Grove

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Financial and Administrative** (continued)**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

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

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

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

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Balm Grove

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Insurance****Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES**Utility Services****Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Balm Grove

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Amenity****Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Balm Grove

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Amenity (Continued)****Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES**Landscape and Pond Maintenance****R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Balm Grove

Community Development District

General Fund

Budget Narrative
Fiscal Year 2025**EXPENDITURES****Landscape and Pond Maintenance (Continued)****Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES**Contingency/Reserves****Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Balm Grove
Community Development District

Debt Service Budgets
Fiscal Year 2025

Balm Grove

Community Development District

*Series 2022 Debt Service***Series 2022 Bonds**
Fiscal Year 2025

REVENUES		
CDD Debt Service Assessments	\$	788,469
TOTAL REVENUES	\$	788,469
EXPENDITURES		
Series 2022 May Bond Principal Payment	\$	-
Series 2022 May Bond Interest Payment	\$	394,234
Series 2022 November Bond Interest Payment	\$	394,234
TOTAL EXPENDITURES	\$	788,469
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	20,350,000
Principal Payment Applied Toward Series 2019 Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2025	\$	20,350,000

Balm Grove

Community Development District

Series 2022 Debt Service

Balm Grove Community Development District Special Assessment Bonds, Series 2022 (Series 2022 Project)						
Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	
11/1/2022	\$ 21,435,000	\$ 675,000	3.250%	\$ 553,709.48	\$	1,228,709.48
5/1/2023	\$ 20,760,000			\$ 407,803.13	\$	407,803.13
11/1/2023	\$ 20,760,000	\$ 410,000	3.250%	\$ 407,803.13	\$	817,803.13
5/1/2024	\$ 20,350,000			\$ 401,140.63	\$	401,140.63
11/1/2024	\$ 20,350,000	\$ 425,000	3.250%	\$ 401,140.63	\$	826,140.63
5/1/2025	\$ 19,925,000			\$ 394,234.38	\$	394,234.38
11/1/2025	\$ 19,925,000	\$ 440,000	3.250%	\$ 394,234.38	\$	834,234.38
5/1/2026	\$ 19,485,000			\$ 387,084.38	\$	387,084.38
11/1/2026	\$ 19,485,000	\$ 450,000	3.250%	\$ 387,084.38	\$	837,084.38
5/1/2027	\$ 19,035,000			\$ 379,771.88	\$	379,771.88
11/1/2027	\$ 19,035,000	\$ 465,000	3.250%	\$ 379,771.88	\$	844,771.88
5/1/2028	\$ 18,570,000			\$ 372,215.63	\$	372,215.63
11/1/2028	\$ 18,570,000	\$ 480,000	3.625%	\$ 372,215.63	\$	852,215.63
5/1/2029	\$ 18,090,000			\$ 363,515.63	\$	363,515.63
11/1/2029	\$ 18,090,000	\$ 500,000	3.625%	\$ 363,515.63	\$	863,515.63
5/1/2030	\$ 17,590,000			\$ 354,453.13	\$	354,453.13
11/1/2030	\$ 17,590,000	\$ 515,000	3.625%	\$ 354,453.13	\$	869,453.13
5/1/2031	\$ 17,075,000			\$ 345,118.75	\$	345,118.75
11/1/2031	\$ 17,075,000	\$ 535,000	3.625%	\$ 345,118.75	\$	880,118.75
5/1/2032	\$ 16,540,000			\$ 335,421.88	\$	335,421.88
11/1/2032	\$ 16,540,000	\$ 555,000	3.625%	\$ 335,421.88	\$	890,421.88
5/1/2033	\$ 15,985,000			\$ 325,362.50	\$	325,362.50
11/1/2033	\$ 15,985,000	\$ 575,000	4.000%	\$ 325,362.50	\$	900,362.50
5/1/2034	\$ 15,410,000			\$ 313,862.50	\$	313,862.50
11/1/2034	\$ 15,410,000	\$ 600,000	4.000%	\$ 313,862.50	\$	913,862.50
5/1/2035	\$ 14,810,000			\$ 301,862.50	\$	301,862.50
11/1/2035	\$ 14,810,000	\$ 625,000	4.000%	\$ 301,862.50	\$	926,862.50
5/1/2036	\$ 14,185,000			\$ 289,362.50	\$	289,362.50
11/1/2036	\$ 14,185,000	\$ 650,000	4.000%	\$ 289,362.50	\$	939,362.50
5/1/2037	\$ 13,535,000			\$ 276,362.50	\$	276,362.50
11/1/2037	\$ 13,535,000	\$ 675,000	4.000%	\$ 276,362.50	\$	951,362.50
5/1/2038	\$ 12,860,000			\$ 262,862.50	\$	262,862.50
11/1/2038	\$ 12,860,000	\$ 700,000	4.000%	\$ 262,862.50	\$	962,862.50
5/1/2039	\$ 12,160,000			\$ 248,862.50	\$	248,862.50
11/1/2039	\$ 12,160,000	\$ 730,000	4.000%	\$ 248,862.50	\$	978,862.50
5/1/2040	\$ 11,430,000			\$ 234,262.50	\$	234,262.50
11/1/2040	\$ 11,430,000	\$ 760,000	4.000%	\$ 234,262.50	\$	994,262.50
5/1/2041	\$ 10,670,000			\$ 219,062.50	\$	219,062.50
11/1/2041	\$ 10,670,000	\$ 790,000	4.000%	\$ 219,062.50	\$	1,009,062.50

Balm Grove

Community Development District

Series 2022 Debt Service

Continued

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2042	\$ 9,880,000			\$ 203,262.50	\$ 203,262.50
11/1/2042	\$ 9,880,000	\$ 820,000	4.000%	\$ 203,262.50	\$ 1,023,262.50
5/1/2043	\$ 9,060,000			\$ 186,862.50	\$ 186,862.50
11/1/2043	\$ 9,060,000	\$ 850,000	4.125%	\$ 186,862.50	\$ 1,036,862.50
5/1/2044	\$ 8,210,000			\$ 169,331.25	\$ 169,331.25
11/1/2044	\$ 8,210,000	\$ 885,000	4.125%	\$ 169,331.25	\$ 1,054,331.25
5/1/2045	\$ 7,325,000			\$ 151,078.13	\$ 151,078.13
11/1/2045	\$ 7,325,000	\$ 925,000	4.125%	\$ 151,078.13	\$ 1,076,078.13
5/1/2046	\$ 6,400,000			\$ 132,000.00	\$ 132,000.00
11/1/2046	\$ 6,400,000	\$ 960,000	4.125%	\$ 132,000.00	\$ 1,092,000.00
5/1/2047	\$ 5,440,000			\$ 112,200.00	\$ 112,200.00
11/1/2047	\$ 5,440,000	\$ 1,000,000	4.125%	\$ 112,200.00	\$ 1,112,200.00
5/1/2048	\$ 4,440,000			\$ 91,575.00	\$ 91,575.00
11/1/2048	\$ 4,440,000	\$ 1,045,000	4.125%	\$ 91,575.00	\$ 1,136,575.00
5/1/2049	\$ 3,395,000			\$ 70,021.88	\$ 70,021.88
11/1/2049	\$ 3,395,000	\$ 1,085,000	4.125%	\$ 70,021.88	\$ 1,155,021.88
5/1/2050	\$ 2,310,000			\$ 47,643.75	\$ 47,643.75
11/1/2050	\$ 2,310,000	\$ 1,130,000	4.125%	\$ 47,643.75	\$ 1,177,643.75
5/1/2051	\$ 1,180,000			\$ 24,337.50	\$ 24,337.50
11/1/2051	\$ 1,180,000	\$ 1,180,000	4.125%	\$ 24,337.50	\$ 1,204,337.50
		\$ 21,435,000		\$ 15,355,578.34	\$ 36,790,578.34

Balm Grove

Community Development District

*Debt Service Fund***Budget Narrative**
Fiscal Year 2025**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Debt Service****Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Balm Grove

Community Development District

Supporting Budget Schedules

Fiscal Year 2025

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION											
Assessment Area One- Series 2022 (East, West, & South)											
Product	Units	O&M Assessment			Debt Service Series 2022			Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024		FY 2025	FY 2024	Dollar Change	
SF 50' West	46	\$ 495.80	\$ 166.60	\$ 329.20	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,224.39	\$ 1,895.19	\$ 329.20	
SF 60' West	223	\$ 594.95	\$ 199.92	\$ 395.03	\$ 2,074.30	\$ 2,074.30	\$ -	\$ 2,669.25	\$ 2,274.22	\$ 395.03	
SF 40' East	39	\$ 396.64	\$ 133.28	\$ 263.36	\$ 1,382.86	\$ 1,382.86	\$ -	\$ 1,779.50	\$ 1,516.14	\$ 263.36	
SF 50' East	225	\$ 495.80	\$ 166.60	\$ 329.20	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,224.39	\$ 1,895.19	\$ 329.20	
SF 60' East	82	\$ 594.95	\$ 199.92	\$ 395.03	\$ 2,074.30	\$ 2,074.30	\$ -	\$ 2,669.25	\$ 2,274.22	\$ 395.03	
SF 50' South	88	\$ 495.80	\$ 166.60	\$ 329.20	\$ 1,728.59	\$ 1,728.59	\$ -	\$ 2,224.39	\$ 1,895.19	\$ 329.20	
	703										



Craig Latimer
Supervisor of Elections
 Our Vision: To be the best place in America to vote

GOVERNOR'S
 STERLING
 AWARD
 RECIPIENT

May 1, 2024

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2024, listed below.

Community Development District	Number of Registered Electors
Balm Grove	1

We ask that you respond to our office with a current list of CDD office holders by **June 1** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
 Senior Candidate Services Manager

VoteHillsborough.gov

Fred B. Karl County Center
 601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602



(813) 744 - 5900

Robert L. Gilder Elections Service Center
 2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Balm Grove Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on March 9, 2021 by Ordinance No. 21-8 as amended by Ordinance No. 22-20 of the Hillsborough County Board of County Commissioners;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the terms for Board seats **3, 4 and 5**, are set to expire in November 2024; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 3 members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect 3 members of the Board, to Board seats **3, 4 and 5**, will be held on Tuesday November 5, 2024, at 2:00 p.m. at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on May 2, 2024.

Attest:

**Balm Grove
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Balm Grove Community Development District**

Notice is hereby given to the public and all landowners within the Balm Grove Community Development District (the **"District"**), comprised of approximately 288.196 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 5, 2024
Time: 2:00 p.m.
Place: The Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Bryan Radcliff, District Manager

Run Date(s): _____

Instructions Relating to Landowners' Meeting of the Balm Grove Community Development District for the Election of Members of the Board of Supervisors

Date: Tuesday November 5, 2024
Time: 2:00 p.m.
Location: The Offices of Inframark
 2005 Pan Am Circle, Suite 300
 Tampa, Florida 33607

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election on November 19, 2024.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Balm Grove Community Development District Landowners' Meeting – November 5, 2024

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Balm Grove Community Development District to be held at Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, on November 5, 2024, at 2:00 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Balm Grove Community Development District Landowners' Meeting – November 5, 2024 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Balm Grove Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat _____	_____	_____
Seat _____	_____	_____
Seat _____	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Balm Grove Community Development District Landowners' Meeting – November 5, 2024 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Balm Grove Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat _____	_____	_____
Seat _____	_____	_____
Seat _____	_____	_____

Date: _____

Signature: _____

Printed Name: _____

**BALM GROVE CDD
2005 PAN AM CIRCLE STE 300
TAMPA, FL 33607
ATTENTION: BRYAN RADCLIFF**



Built on Integrity. Grown on Relationships.

Tampa

13050 E US Highway 92
Dover, Florida 33527
(813) 757-6500



Wesley Chapel

26324 Wesley Chapel Blvd.
Lutz, FL 33559
(813) 406-4465



Sarasota

1306 Rome Avenue
Sarasota, FL 34243
(941) 556-9404



Thank you!

We would like to thank you for the opportunity to submit the following proposal for review. Our approach is one of **partnership** and stewardship; we want you to earn your trust and work together to exceed your needs, goals, and desires, improving your landscape's appearance, longevity and preserving your investment.

We care about understanding all of your primary concerns and areas of challenge, which helps us establish our rotational service and how we will divide the property into areas for service.

1. Providing detail services rotationally each week.
2. Scheduling all annual services prior to due date.
3. Actively scouting for opportunities to improve the landscape.
4. Manage your landscapes water consumption by property oversight and proposing long-term improvements.

Communication is key. We provide a proprietary customer service experience with a hands-on Account Manager. We offer weekly, monthly, and quarterly reports on the status of services and work quality. This process is done in **partnership** with you to document our progress and pictures of what we have discussed.

The LMP Advantage is that we partner with you rather than simply doing jobs for you. LMP will provide project management, offer maintenance strategies, and oversee the execution of services that provide the expected results. We understand that needs change as a business and landscape evolve. Our focus is on the 'big picture,' which enables us to create strategic plans that help guide your budgeting. When critical business objectives are driven by quality, we know there is no margin for error. With LMP, you will discover a better long-term landscape—giving you and your property the proper attention and care and bringing you the information you need to communicate to your stakeholders efficiently.

We understand the challenges you face in managing expectations, and we look forward to the opportunity to serve as your landscape partner. Your property's appearance and your brand are safe with us.

Sincerely,

The **LMP** Team



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SECTION 1 OUR ROOTS

To deliver quality landscaping, with the best service and value, across every community we serve.

2021 proudly marked our company's 30th year in business as a Certified Minority Business Enterprise by the City of Tampa. Locally owned and operated, LMP attributes success to ethical business practices and policies that mutually benefit customers and team members, such as high standards of performance, effective communication, and business integrity.



ORLANDO CASTILLO | President & CEO

Landscaping Industry 35 years 🌿 LMP 33 years

Orlando Castillo, LMP's President, founded LMP with just a handful of trucks in his fleet. Growing up, Orlando's father instilled in him the value of being an entrepreneur and keeping one's word, even in challenging circumstances.

He leads with a straightforward motto: *"Do what you say you're going to do when you say you're going to do it."* These values of commitment and integrity are at the heart of LMP's mission and are demonstrated in every aspect of the company's operations.

SCOTT CARLSON | Chief Operating Officer

Landscaping Industry 23 years 🌿 LMP 15 years

As the Chief Operating Office, Scott's strong leadership skills have been invaluable in guiding the team toward success. Under Scott's guidance, the team has achieved numerous milestones and has continued to grow and thrive.

With a passion for the natural environment, Scott is dedicated to our client's needs and works closely to meet their goals. He takes the time to listen to their concerns and understands their unique situations to ensure solutions are tailored to meet their specific needs.



CREATING A BALANCE

BETWEEN URBAN DEVELOPMENT & THE NATURAL LANDSCAPE

We manage the landscape in a way that collaborates with nature and the daily needs of the site. Soil, plant science, and extensive horticultural experience dictate success, not the day of the week.

The advantage is that by performing these practices according to your landscape's unique characteristics, we keep your landscape healthy and lush through the responsible use of resources.

OPTIMAL STANDARDS



BUILT ON INTEGRITY

We strive to always act with honesty and transparency and to make decisions that are in the best interests of our clients.



EXECUTION EXCELLENCE

We hold ourselves to a high standard of excellence in all aspects of our work. This includes not only planning and strategizing but also execution.



PASSION

Our team is fueled by passion and a shared drive to succeed. It's this dedication and collaboration that sets us apart and drives our success.



HIGH-PERFORMANCE CULTURE

By fostering a culture that values excellence, hard work, and collaboration, employees are motivated to perform at their best, thus driving the organization's success.



LEADERSHIP

We prioritize leadership around developing and executing core business processes centered on our branch team's and customers' needs.



LOCAL ROOTS

We take pride in creating lasting relationships. After all, as a locally owned and operated company, we're more than just your landscapers; we're members of your community, your neighbors, and your friends. We feel a strong sense of community; nothing makes us happier than seeing you love the land around you.

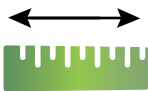
DOVER Serving Hillsborough, Pasco, Pinellas & Polk	SARASOTA Serving Charlotte, DeSoto, Hardee, Manatee,& Sarasota	WESLEY CHAPEL Serving Citrus, Hernando, Hillsborough, Pasco & Pinellas
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OPTIMAL COMMUNICATION

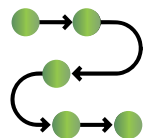
WE VALUE ACCOUNT MANAGEMENT AS AN LMP CLIENT, YOU WILL ALWAYS BE HEARD.

A results-driven Account Manager will be directly responsible and dedicated to the quality of your landscape and service support. After signing up, your Account Manager will be on the phone to welcome you. They will get to know you and your landscaping needs while coordinating all aspects of your service needs.

You will also have a dedicated crew, which ensures that you'll always be able to rely on a team with a vested interest in your community that will work with you quickly to resolve issues.



Translate your vision and budget into a customized plan and schedule.



Will always be accessible and return telephone calls, texts, and emails promptly.

Will oversee your designated crews.

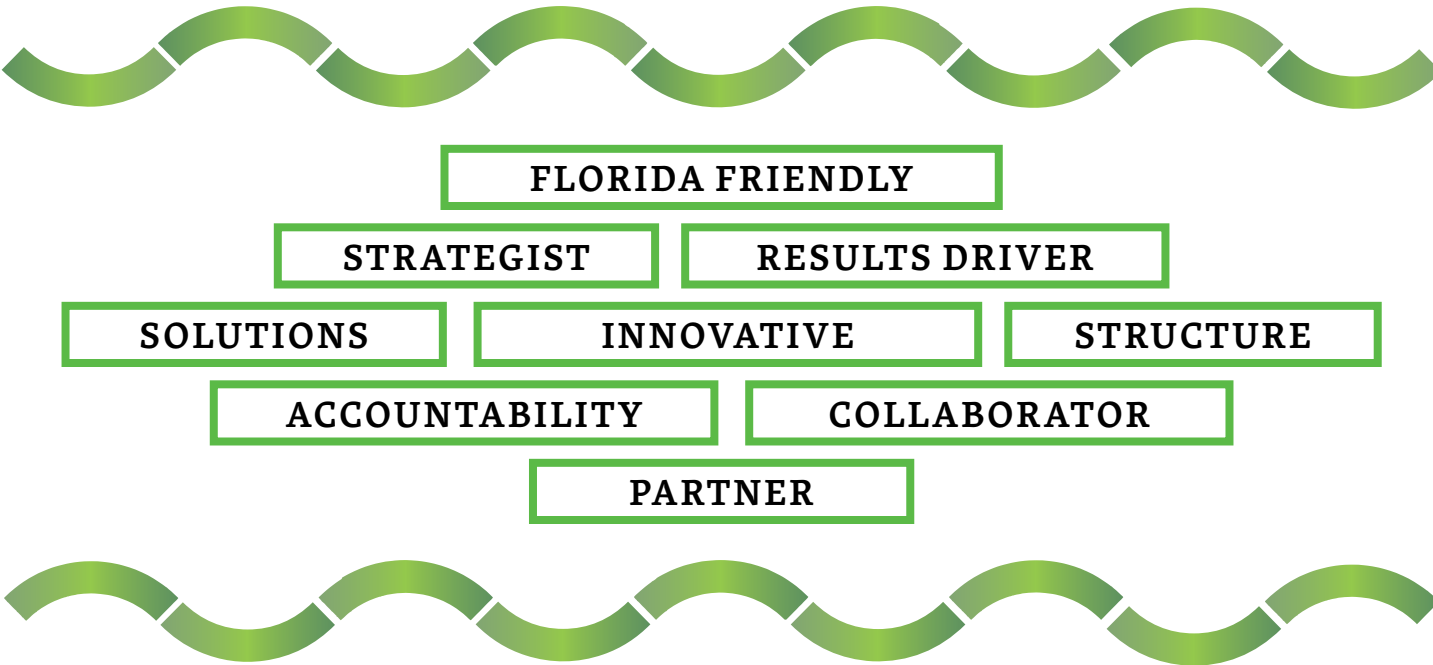
Provides solutions for your benefit.

Will provide constructive feedback, have open discussions about challenges, and own up to mistakes based on mutual respect and openness.



Provide flexibility in account management with the ability to adapt to new situations, adjust strategies and provide service excellence.

Will deliver on every detail and communicate consistently.



OPTIMAL RESULTS

What you do see makes all the difference.

MQI REPORT CATEGORIES

- [1] Details
- [2] Mowing Functions
- [3] Shrub Pruning
- [4] Shrub-Insect Disease
- [5] Bed Weeds
- [6] Turf & Plant Fertility
- [7] Palm Pruning
- [8] Tree Pruning
- [9] Mulching
- [10] Cleanliness
- [11] Turf-Insect Disease
- [12] Turf Weeds
- [13] Water Management
- [14] Carryovers
- [15] Annuals

QUALITY CUSTOMER CARE

We do regular property walks independently and with our clients to ensure we meet your expectations. Each property receives multiple “touches” from a variety of LMP staff members. As part of this commitment, we conduct Monthly Quality Inspections (MQI) on all properties and share the results with you.

We evaluate our properties using objective criteria based on horticultural standards. Because of these audits, we can track your property history, develop timelines for improvements or enhancements, and provide a higher standard of care than you might receive elsewhere.

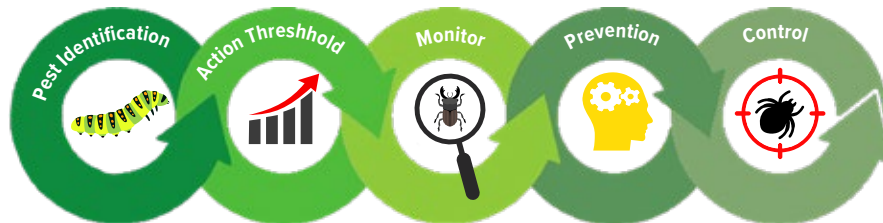
We want to meet with you regularly to share the results of our self-audits, bring issues to your attention before they become problems, and ensure we honor your vision with our work.

MONTHLY IRRIGATION REPORT



An irrigation inspection includes the following:

- 💧 Running the system to observe water distribution.
- 💧 Ensuring zones are running properly.
- 💧 Checking all components of the irrigation system.
- 💧 Adjusting heads as needed.
- 💧 Examining run times and making necessary adjustments.



FERTILIZATION & PESTICIDE REPORT

Our Technicians will treat and minimize the impact of insects, fungi and diseases. Applications will be applied using our LMP Spray Vehicles for Certified Personnel. We will apply both liquid and granular products at the proper rates per material label and under EPA guidelines and restrictions.

FLEET & EQUIPMENT MAINTENANCE & INSPECTIONS

Maintaining our fleet is crucial to our success. We take pride in our image and want to ensure our equipment is always in top condition. Our rigorous maintenance schedule ensures that every asset is operating at peak performance. We have on-site mechanics and full-service shops at each branch location to ensure we can work on everything in-house.

Not only does this attention to detail help us perform better in the field, but it also sets the expectation of our customers. When they see our clean trucks, well-dressed crew, and organized equipment, they know they can expect high-quality service.

Committing resources to our image increases efficiency, morale, and company pride. And most importantly, it adds value to our customers. By maintaining our fleet of high-performing tools, equipment, and vehicles, we can bring this value to our coworkers and customers.

ONBOARDING SERVICE BLUEPRINT

IT STARTS WITH 'HELLO.'
THIS IS THE BEST WAY FOR US TO LEARN WHO YOU ARE,
FOR YOU TO LEARN WHO WE ARE,
AND FOR ALL OF US TO FEEL LIKE WE'RE PART OF A TEAM.

DIGGING IN

Before our Start Date

Discovery

Alignment between teams comes from shared knowledge.
Discuss existing **Client** safety concerns.

Planning

Health Evaluations of Turf and Plants
Conduct Initial Soil and Compaction Tests

Initial Transition | Kick-Off Meeting

Introductions

Client meet your **LMP team**

Expectations

Review agreed-upon first-month expectations
Confirm site maintenance plan and initiatives for the first month.
Identify any areas of concern.

Collaboration

Sync Calendars
Schedule Weekly Communication
Schedule Monthly Reviews with Management
Add Board Meetings and Special Events to the Calendar

Sync Communication

Provide Emergency Action Plan with detailed contact information
Client Portal Set-up and Training.

ACTION
PLAN

ENHANCE
&
MAINTAIN

AFFECTIVE
RESPONSE

INSPECT
&
REVIEW

SOLUTIONS
to
CHALLENGES

RESULTS

SATISFACTION

30

Planting Roots

On-Site Account Management Daily

Weekly Reports submitted to **Client** Property Manager

Landscape Management

Concentrate efforts for immediate improvement on areas of concern.
Spot-treat weeds in turf areas where needed.
Formulate options for turf areas needing restoration.
Implement a weed control program in planting beds.
Fertilize weak shrubs throughout the property.

Irrigation Management

Perform a full audit, including the infrastructure of the irrigation system.

Quality Inspection performed by LMP Management

LMP + **Client** Satisfaction Review

Review Monthly Quality Inspection
Provide Fertilization and Pest Control Agronomics Plan and Schedule.

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend **Client** Board meetings

ACTION
PLANENHANCE
&
MAINTAINAFFECTIVE
RESPONSEINSPECT
&
REVIEWSOLUTIONS
to
CHALLENGES

RESULTS

SATISFACTION

60

Landscape Management

Carry on with the Scheduled Maintenance Plan

Evaluate insect and disease programs and make necessary adjustments.

Irrigation Management

Carry on with Irrigation Inspections and Improvements.

Review Irrigation Audit Report with **Del Webb Bexley** Property Manager

Present Proposals of necessary repairs by priority

Arbor Care

LMP Certified Arborist evaluates all trees on the property.

Offer a tree inventory and maintenance plan.

Provide proposals for any diseased, distressed, or dangerous trees.

Quality Inspection performed by LMP Management.**LMP + Client Satisfaction Review**

Review Monthly Quality Inspection Report

Review Fertilization and Pest Control Report

Review Soil & Compaction Analysis

Review Monthly Irrigation Report

Review deficiencies from the number of zones, faulty controllers, compromised lines, and potential improvements to hydro zoning practices.

Present Irrigation Recommendations for review and implementation approval.

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Client Board meetings

90

Carry on with Landscape and Irrigation Management Schedule**Quality Inspection performed by LMP Management****LMP 90-Day Satisfaction Review**

Review details discussed during the initial meeting.

Ensure the maintenance team is completing objectives, showing attention to detail, and that any major/minor issues with the landscape have been addressed.

Review All Reporting

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Client Board meetings

6 Month

Touchpoint Satisfaction Survey**LONG-TERM PLANNING**

Landscape design often incorporates twice the amount of plant material that will be sustainable when mature. In addition, proper soil development is ignored, and drainage problems are poorly understood once the site is completed. LMP can provide a long-term (3-5 years) management plan to guide you through these and other common landscape problems without starting over.

**IMPROVING THE BUDGET**

We are dedicated to helping you achieve your goals by consistently delivering proactive solutions that enhance operational savings, improve year-round aesthetics, and increase value. By effectively managing fixed and variable costs, we provide transparent budgets that eliminate surprises, allowing you to plan ahead and allocate your budget dollars wisely.



INDUSTRY LEADERS IN SAFETY

Trust us, we are Avetta certified.

At LMP, safety is a **“cultural mindset”** instilled at all organizational levels. It represents a “working model” that reflects our values, attitudes, and perceptions of how things are performed. Our employees are acutely aware of their individual responsibility for contributing to and maintaining a safe workplace for themselves, other workers, and all customers that could potentially be affected throughout our client’s projects.

What is Avetta®?

Avetta® is a prestigious organization that ensures safety and compliance across various contractors and vendors, including Landscape Maintenance. Becoming certified is a complex process and requires ongoing compliance to uphold their status.

WE BUILD TRUST. WE BUILD PEOPLE. WE BUILD PEACE OF MIND.

- We conduct our work in a manner that mitigates hazards and injuries.
- Our field crews and managers are **OHSA 10 & 30-hour trained**.
- Our full-time Safety Director makes routine **Site Safety Audits**.
- **Weekly Safety Meetings** at each branch holds a, which helps keep proper practices at the forefront for all employees.
- We hold all levels of the organization accountable for safety performance.
- We empower all employees to stop any action or situation they believe is unsafe.
- **GPS Fleet Tracking System** to minimize risks while maximizing our fleet’s performance.
- LMP is a **Drug-Free Workplace** Program.
- As an **Avetta member**, our valued clients can be guaranteed that LMP is committed to maintaining the highest health, safety, and sustainability levels within our organization.



Landscape Maintenance Professionals, Inc.
Company ID # 939290

NATURAL DISASTER EMERGENCY RESPONSE PLAN

Minor, Major, or Catastrophic



Fire



Tropical Storm



Hurricane



Storm Surge



Safety Hazards



Tree Down

Having assisted with innumerable post-storm clean-up efforts and witnessed first-hand the force of hurricanes up-and-down the West Coast, LMP is well-positioned to quickly mobilize equipment and deploy crews to aid emergency responders, open roadways, and keep essential services running.

Our disaster response crews quickly and efficiently take care of your urgent cleanup and removal needs when there is no time to wait. Our equipment inventory includes bucket trucks, grapple trucks, chipper trucks, dump trailers, bobcats, chainsaws, and everything you need for storm cleanup and debris removal.

PRE-DISASTER

Depending on the disaster's location and magnitude, we will establish a support plan with all three branches.

Communication during a disaster is critical, but sometimes our communication can get disrupted during severe weather. We ask that you let us know the best way to contact you after a storm so we can report onsite in a timely manner when it's safe to do so.

The Irrigation team will shut down Pump Stations.

As needed, we'll secure any newly installed materials, such as palms or trees.

POST-DISASTER

1

ACCESSIBILITY

Remove debris and obstructions from roadways allowing for safe vehicle access.

Notify Property Manager of any hazardous areas.

Removing tree hazards causing or leading to unsafe conditions, such as limbs and trunks on top of buildings, power lines, blocking roads, or leaning in precarious situations.

2

IMMINENT DANGER

Analyze common area trees that are failing or leaning tree risks and act accordingly.

Remove debris from sidewalks and walkways.

Trim broken and hanging branches.

3

DEBRIS CLEARANCE

Debris clean-up and disposal from grounds and common areas

COSMETIC DAMAGE

Assess damage to plant materials and salvage when possible.

Resume irrigation schedule or adjust if grounds have flooded.

FINAL INSPECTION

Property inspection after all clean-up is complete.

INDUSTRY RECOGNITION



Lawn & Landscape | Top 100 Landscaping Firms | 2013-2023
 Tampa Bay Business Journal | Top Commercial Landscape Firms | 2013 & 2017
 Tampa Bay Business Journal | Top 25 Minority-Owned Businesses | 2014
 Planet | National Landscape Award of Excellence | Cory Lakes CDD Merit Award | 2014
 Business Observer | Gulf Coast Top 500 Companies | 2017
 The American Registry | America's Most Honored Businesses Top 1% | 2018
 Landscape Management | LM150 Largest Landscape Companies | 2018
 Florida Community Association Journal | FLCAJ Readers' Choice Award | 2017 - 2018 - 2019
 BOMA | Toby Awards
 Suburban Office Park Mid-Rise (6-10 stories) Corporate Center I - IV at International Plaza
 Cousins Properties | Corporate Center at International Plaza | Patrick Gehm | 2020

COMMUNITY CARE

We are proud to be a family-owned and operated business with a vision of success as we partner with our customers to enhance their properties. As a company comprised of managers and employees who live where we work, we're also focused on improving the areas we serve. Over the years, we have partnered with many organizations to help our community, and below are just a few.



Metropolitan Ministries | Annual Holiday Tent
 Department of Veterans Affairs | Beautification of the Community Living Center Gardens
 Dignity Memorial | Vietnam Wall Experience
 Keep Pinellas Beautiful | Honeymoon Island State Park Adopt-A-Dune
 Pasco County UFIFAS Extension Luggage of Love Drive
 Boricuas de Corazon Inc. Food Giveaway & Blood Donation
 Youth Garden Grant | Kid's Gardening
 Florida Water's Stewardship Program

SECTION 2 | LANDSCAPE MANAGEMENT SERVICES

Our teams are trained in comprehensive landscape maintenance protocols, from policing a property to removing all debris and hazards.

LANDSCAPE MAINTENANCE

TURF MAINTENANCE

Weekly commercial turf care services consist of mowing all grass areas, edging line trimming, blowing debris off hard surfaces, and spraying selective weed control.

TURF MOWING

Turf Mowing Services are performed by trained and experienced employees.

We cut the right amount at the right time, taking great care in providing our clients with a turf that is well-manicured and evenly cut.

Mowing is performed with specified mower types and blades sharpened daily to provide a quality cut.

We rotate our mowing patterns to minimize scalping and rutting by mower wheels and to minimize soil compaction.

EDGING & TRIMMING

Turfgrass edges along hardscaping are edged vertically, ensuring your property is perfectly manicured.

We carefully trim around plant material, boulders, and other landscape elements.

All hard surfaces (driveways, sidewalks, and curb lines) will be blown clean of grass clippings.

BED MAINTENANCE

Our pruning programs are designed to maintain your plant's natural form and a neat, healthy appearance.

We remove weeds every time we are on-site.

We address insect pest and disease symptoms early before they become a problem.

FERTILIZATION, WEED & PEST CONTROL

Our Turf and Ornamental Care starts from the ground up.

SOIL TESTING PROGRAM

Good soil grows good plants and grass, which is why we begin every new landscape contract with a soil analysis. This will tell us the ph of the soil, the amount of different nutrients needed, and whether or not those nutrients are at the proper ratios.

INTEGRATED PEST MANAGEMENT

To successfully manage pests, it is crucial to have a practical solution that is executed properly. The most favorable outcomes are achieved when the client and LMP clearly understand the program's objectives and work together to implement them. This **partnership** enables us to handle pest issues proactively by controlling infestations and quickly addressing conditions that may lead to further infestations.

LMP takes pride in its ability to customize IPM programs to each customer's specific needs. This involves providing clear and easy-to-understand findings and recommendations, training employees, and continually evaluating the program to make any necessary adjustments.

FERTILIZATION PROGRAM

The turf program is designed to provide timely fertilizer and weed control applications to give you the healthiest turf possible while keeping weeds in check.

INSECT & PEST CONTROL PROGRAM

Designed for a healthy, pest-free turf and trees and shrubs, using premium products, advanced techniques, and well trained personnel.

FIRE ANT MANAGEMENT

Fire ants are an unwelcome and persistent problem. These invasive pests threaten people, pets, and your turf, causing painful stings and unsightly, damaging mounds. LMP offers safe and effective treatments that will suppress fire ants.



IRRIGATION & WATER MANAGEMENT



The experience and education of our Irrigation Division are the cornerstones of our effective water management. Our team of Certified Irrigation Contractors, Technicians, and Horticulturists provides industry-leading consultation, design, installation, maintenance, and repair services to ensure your irrigation system performs optimally. We use industry-leading irrigation equipment and adhere to best practices at all times.



MONTHLY IRRIGATION AUDITS

We inspect each zone of your irrigation system – every pipe, every nozzle, and head—ensuring the coverage is correct, heads are clean, and repairs are made as needed. Results are continuously tracked, analyzed, and provided for complete transparency and peace of mind.

IRRIGATION SYSTEM MAPPING & ASSESSMENTS

We begin each maintenance contract by thoroughly mapping the entire system to understand what valve works in which zone. The only way to maintain an irrigation system is by knowing it inside and out.

IRRIGATION DESIGN & INSTALLATION

As a licensed irrigation contractor, LMP incorporates the latest technology and equipment into our system designs, and there are no corners regarding irrigation system installation.

We maintain and install irrigation systems for all commercial applications. We design efficient irrigation systems utilizing the latest drip line, micro, spray, rotor, and bubbler irrigation technology.

We do not compromise our integrity. We only use top-quality products and components that guarantee functionality, durability, and longevity. The installation services will be done using cutting-edge techniques that guarantee outstanding performance. ***Quotes and Designs Available Upon Request***



RETROFITS

If your irrigation system is aging but is outside your budget for a complete replacement, we can upgrade existing components to improve performance. This allows you to maintain the efficiency of your system without the expense of an entirely new irrigation system.

EROSION CONTROL

Our goal is to minimize run-off and sediment, protect the integrity of the soil, mitigate risk, educate our clients, and deliver fast and reliable service.

Erosion problems associated with construction activities can scale from water pollution, flooding, stream channel damage, decreased groundwater storage, slope failures, damage to downstream lands and properties, and the time and costs associated with addressing these issues. These impacts can be successfully minimized by implementing erosion control measures on construction sites. These Best Management Practices (BMPs) prevent soil movement and soil loss, enhance project aesthetics, reduce complaints and fines, and eliminate appreciable damage to off-site receiving channels, properties, natural resources, and surface water bodies.

RAPID RESPONSE WATER MANAGEMENT TEAM

Our specialized team of certified irrigation professionals responds rapidly to mainline breaks, hot spots, and other water-related emergencies.

ARBOR CARE

LMP offers a complete line of arboriculture services to our commercial customers. Our team is trained and certified, and all operations are conducted with exceptional attention to all surroundings. We utilize the industry's best safety practices and are licensed and insured.

TREE HEALTH

Tree Assessment
Structural Restoration
Tree Trimming & Pruning
Fertilization
Injections
Aeration
Disease & Diagnosis
Cabling & Bracing
Preservation

EMERGENCY SERVICE

Hazardous Tree Removal
24-7 Emergency Tree Service
Storm Damage Services



TREE MAINTENANCE

Plant & Tree Installations
Palm Tree Services
Stump Grinding
De-Mossing
Debris Removal
Chipping
Forestry Mulching
Root Pruning & Air Spading
Tree & Palm Removal



Leon Jennings

ISA® Certified Arborist - FL-5259A

ISA® Tree Risk Assessment Qualified

FLORICULTURE SERVICES

Our landscape management experts know which flowers work best for our region and your soil conditions. In addition, they know precisely when to plant and how to care for the flowers so that you can enjoy their maximum lifespan. We'll work with you to ensure that you get the most for your plant and flower bed maintenance budget. Our floriculture services include design, installation, maintenance, and insect and disease control.



MAINTAINING TRAILS & NATURAL AREAS

Natural areas should be primarily for wildlife use and managed and maintained with that purpose in mind.

Natural area buffers generally do not need to be "cleaned" up. Instead, they should be maintained naturally because they are essential for protecting interior habitats. Buffers are commonly pine-flatwood habitats that provide an upland component to the adjacent wetland ecosystem. Leaving the buffer in its natural state encourages the decomposition cycle, an essential biological process that creates microhabitats, food sources, nesting areas, and denning areas, returning nutrients to the soil.

Sustainable maintenance protects and enhances natural resources. While natural habitats often survive independently, expert intervention can help them flourish. Our team includes ISA Certified Arborists, Horticulturists, and other professionals who offer quality natural areas management services.



ADDITIONAL LANDSCAPE MANAGEMENT SERVICES

Landscape enhancements are a powerful tool for creating a positive, lasting impression and enhancing your property’s overall appeal and functionality. From visual impact to sustainability, investing in your property’s landscape is an investment in its long-term success.

At LMP, we design and create commercial landscape enhancements that add value and make the grounds safe and inviting for employees, customers, and occupants. Together, we will create a plan that provides year-round visual interest, highlights the architecture of structures, and can be easily maintained.

Design Consultations and designs are provided to our clients at no charge.

TURF AERATION

The soil under turf becomes harder and harder as the years pass. It is rained on, walked on, played on, and mowed regularly. Compaction tightens and restricts the passageways in your soil, preventing the roots of your grass from getting the nutrients it needs. The aeration process is a great way to improve the effectiveness of irrigation, reduce soil compaction and encourage healthy root development.

Reduced Water Runoff and Puddling Aids in Thatch Management	Benefits pH Modification Prepares Grass for Dormancy
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MULCH REPLACEMENT

Mulch is sometimes viewed as an aesthetic element, and a layer of mulch can indeed make your landscape beds look sharp. However, beauty is just a bonus. The benefits of mulch run much more profound than appearance.

Adding a 2- to 3-inch layer of mulch is optional but adds a decorative “finished” look as it reduces weeds and conserves soil moisture for better growth.

As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3” along bed areas bordered by sidewalks, curbs, and seasonal color bed areas to prevent mulch from washing out.

SOD INSTALLATION

Whether you need Bermuda grass, Bahia, Empire Zoysia, or one of eleven types of St. Augustine grass.

LANDSCAPE CONSTRUCTION SERVICES

Site Development & Land Clearing Site Prep & Grading	Landscape Installation Irrigation Installation	Bed Delineation & Amend Soil Drainage & Erosion Control
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Confidence from Integrity

Our estimating team works closely with each client from the project’s inception to the finishing touches. Our pre-construction services include sourcing materials, accurately estimating costs, and providing value options.

Pre-Construction Services

Our experienced operational team members provide estimates, budgets, coordination, and value engineering opportunities that make your team more efficient without compromising the quality of the project.

Seamless Project Management & Quality Assurance

Our back office operates with the same dedication to quality and efficiency as our field operations.

Job Site Maintenance

A clean, clear construction site so health, safety, and productivity are never impaired.

Phased Planning

More extensive development projects may require a phased installation approach. We start with a master plan, which allows the project to be phased in correctly and efficiently.

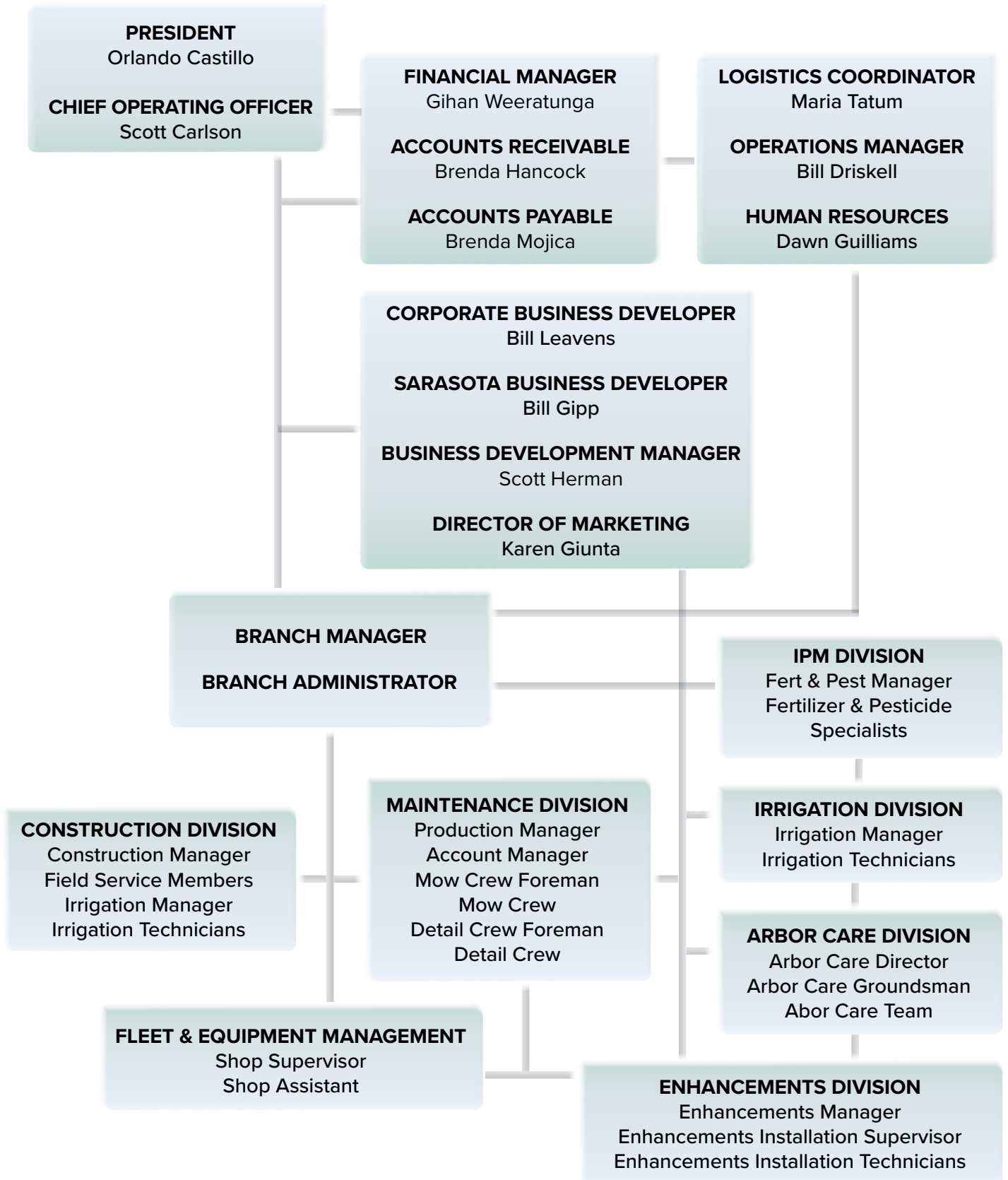
SECTION 3 | MEET YOUR PARTNERS

LMP ACCOUNT MANAGEMENT

ALIGNING PEOPLE

ALIGNING INFORMATION

ALIGNING ACTIONS





BRANCH MANAGEMENT



The are the backbone of our branches, ensuring efficiency, and quality, driving our commitment to excellence, and delivering outstanding results every step of the way.

SARASOTA | CHRISTOPHER BERRY

Green Industry – 17 years | Team LMP – 6 years | UF-IFAS GI-BMP



With over 17 years in commercial landscape management, Chris has been a vital asset to our Sarasota branch's flourishing trajectory. His blend of visionary leadership and steadfast dedication to exceeding client expectations is the backbone of our success in Sarasota. Chris champions a customer-centric philosophy, melding his enthusiasm for horticulture and adept team-building skills with a robust understanding of operational production and client rapport. His ethos of setting lofty standards for himself and his team has not only fostered an environment of excellence but has also been pivotal in nurturing the professional growth of his team members.

Chris's unparalleled commitment resonates through the seamless integration of high-caliber service delivery, ensuring our clients experience nothing short of exceptional.

TAMPA | GARTH RINARD, CPCO

Green Industry – 34 years | Team LMP – 8 years | FDACS Certified Pest Control Operator | UF-IFAS GI-BMP



With a solid foundation of over 37 years of experience in the field, Garth is an unparalleled beacon of dedication and optimism, providing inspiration to everyone who has the privilege to collaborate with him. His profound affection for horticulture and the natural world goes hand-in-hand with his genuine passion for nurturing meaningful connections, fostering long-term relationships, and cultivating fruitful collaborations.

Garth embodies service leadership, extending unmatched support to our valued clients and our dedicated team. He is committed to meticulously understanding each client's unique needs and priorities, ensuring that we not only meet but exceed their expectations by creating exceptional outdoor environments that reflect their vision.

His approach combines expertise with empathy, driving our mission to deliver superior landscapes that our clients love.

WESLEY CHAPEL | BILL CONRAD

Green Industry – 35 years | Team LMP – 3 years | UF-IFAS GI-BMP



Bill seamlessly bridges his profound plant knowledge with practical applications, ensuring every project thrives through the application of top-tier horticultural practices. His dedication to excellence and an unwavering commitment to client satisfaction have cultivated a dedicated and appreciative clientele. Known for his approachable demeanor, unparalleled expertise, swift responsiveness, and uncompromising demand for the finest quality, Bill has become a beloved figure amongst our clients. At the helm of our Wesley Chapel team, Bill orchestrates the planning, execution, and ongoing supervision of our landscape management services with unmatched finesse. He embodies leadership through action, continually inspiring his team with his unwavering work ethic and positive outlook. Bill's ethos of leading by example shines brightly as he is always the first to lend a hand, ensuring every task meets and exceeds our standards of excellence.

DEDICATION AT WORK FOR YOU

Clear Value. Consistent Results. Quality Customer Care.

HIGH-PERFORMANCE CREW MEMBERS

At LMP, Team building is an ongoing process. We regularly evaluate individual and team performance and encourage each other to set and achieve personal and professional goals building upon a cohesive and supportive team environment. The result is a strong work ethic among all teams that focuses on results and shared recognition of team successes.



"We have created an environment where team members can achieve more than they believed possible. Dedication, team spirit, and accomplishments are seen every day at LMP, and so are the opportunities that accompany those traits."

– Scott Carlson, COO





AN EDUCATED APPROACH

The LMP team consists of arborists, horticulturalists, and landscape professionals who are genuine experts in tree care and landscaping services. We create a harmonious balance of trees, plants, shrubs, and flowers and are sensitive to the environment. When you choose to work with LMP, you can count on designs grounded in science and abundant in artistic beauty. Our education, certifications, accreditations, and passion for the environment create long-term success in the landscape.

Certified Horticulture Professional

Paula Means BS Horticultural Production & Design
Florida Southern College

Landscape Design

Paula Means Professional Career Institute

Irrigation Association Certified Irrigation Contractor

Sam Martel LSS-009912

UF | IFAS GI-BMP Certified 75+ employees

International Society of Arboriculture (ISA)

Certified Arborist & Tree Risk Assessment Qualification (TRAQ)

Leon Jennings FL-5259A

Florida Department of Agriculture & Consumer Services

Landscape Maintenance Professionals, Inc. | JB136721

Certified Pest Control Operator

Scott Richardson JF327415
Garth Rinard JF159948
Alex Figueroa JF287006

Limited Commercial Fertilizer Certification

Nelson Calderon LF233541
Alex Figueroa LF242457
Stephen Fletcher LF219686
Carlos Gomez LF225682
David Mason LF279730
Scott Richardson LF263836
Jose Rios LF284218
Bonifacio Villegas LF219742

Pesticide Applicator Certification

Ramon Barbosa	JE327033	Robert Law	JE136722	Sotero Ramos	JE277849
Joseph Bond	JE207834	William Leavens	JE138769	Scott Richardson	JE254469
Ricardo Sepulveda	JE252127	Auner Lopez	JE243116	Garth Rinard	JE29820
Candido Gaspar Juan	JE272937	Andres Lopez Juan	JE257877	Jose Rios	JE283843
Michael Davidson	JE116766	David Mason	JE174601	Rueben Hernandez	JE280376
Luis Ernesto Diaz	JE266583	Paula Means	JE287366	Sergio Rojas	JE257142
Alex Figueroa	JE243326	Andres Melo	JE266670	Jose Ruiz	JE230001
Stephen Fletcher	JE199332	Angel Miron	JE284078	Nicholas Sanborn	JE170039
Carlos Picazo Gomez	JE201112	Gabriel Miron Torres	JE201115	Roman Santa Maria	JE312806
Nayeli Gomez Diaz	JE325314	Edgardo Navarro	JE201115	Luis Santana	JE280377
Alejandro Juarez	JE252128	Hector Ortiz	JE280379	Steven Small	JE170038
Rigaud Lafortune	JE262585	Esteban Portillo-Castro	JE307203	Lorenzo Vargas	JE206681
Felix Carlos Laporte	JE237375	Ledarin Ragins	JE205518	Bonifacio Villegas	JE204496

OUR LEADERSHIP PROMISE

We want to make sure you get everything you need from day one.
So, we build a team around you that's committed to managing your grounds.
And if you encounter any problems, we'll always go the extra mile to get it right.



A WATER-WISE IRRIGATION TEAM

Landscape Maintenance Professionals, Inc. is a licensed and insured certified irrigation system contractor that employs numerous certified irrigation technicians. The LMP Irrigation team is dedicated to providing the highest quality and the highest standard of customer satisfaction. We are fully vetted and ready to provide the best commercial irrigation project solution.

Our goal at LMP is to provide each customer with the proper volume of sprinkler head coverage to move water around their turf efficiently.

★★★★★

Dover Irrigation Manager: Sergio Uresti

Pasco Irrigation Manager: Kevin Pajala

Sarasota Irrigation Manager: Jonathan Lopez

Certified Irrigation Contractor: Sam Martel



Irrigation Design



Irrigation Installation



Hunter Core Product Specialist



Hunter Advanced Product Specialist



I-Core DUAL Decoder Specialist



ACC & Two-Wire Specialist



X2™ Specialist



Centralus Irrigation Management



EZ Decoder System Specialist

Hydrawise Specialist



LANDSCAPE MAINTENANCE FLEET

A successful landscape maintenance engagement is driven by the performance of services by qualified and experienced individuals and their access to well-maintained equipment and vehicles. LMP has three full-time mechanics, supported by mechanic assistants, who oversee the vehicles in its fleet and minor engine repairs. LMP has over ninety vehicles in its fleet and more than four hundred pieces of equipment that it utilizes to perform professional services, including:

Make	Model	Totals	Year
International	4200 SBA 4x2 (Bucket Truck)	1	1 (2007)
Chevy	4500 LCF Gas 176" Wheelbase Crew Cab - Landscape Dump body	2	2 (2023)
Chevy	4500 LCF Gas 176" Wheelbase Crew Cab w/ 14ft Landscape Dump bed	2	2 (2021)
GMC	Canyon	1	1 (2022)
Chevy	Colorado	22	2 (2015), 3 (2016), 3 (2018), 3(2019), 4 (2020), 3 (2021), 3 (2022), 1 (2023)
Chevy	Colorado WT 4x2 Crew Cab 5ft bed , V6 engine	1	1 (2022)
Chevy	Equinox	2	2 (2023)
Ford	Escape	4	1 (2011), 1 (2018), 1 (2019), 1 (2022)
Ford	F-150	12	4 (2010), 5 (2011), 3 (2013)
Ford	F-250	21	2 (2006), 1 (2008), 1 (2010), 5 (2011), 4 (2012), 1 (2013), 1 (2014), 2 (2015), 1 (2016), 1 (2017), 1 (2020), 1 (2022)
Ford	F-250 XL 4x2 SD Crew Cab 8 ft. box 176 in. WB SRW	1	1 (2022)
Ford	F-350	2	1 (1999), 1 (2002)
Ford	F-450	1	1 (2011)
Ford	F-550	2	1 (1999), 1 (2011)
Chevy	LCF 4500 Gas Crew Cab 176" WB - 14ft Landscape Dump Body	1	1 (2023)
Freightliner	M2-106	1	1 (2020)
Isuzu	NPR Crew Cab	5	2 (2016), 3 (2018)
Isuzu	NPR HD	1	1 (2020)
Isuzu	NPR HD Crew Cab	1	1 (2021)
Isuzu	NPR HD CREW CAB - Landscape Dovetail body	1	1 (2022)
Isuzu	NPR w/ Dump Body	1	1 (2022)
Isuzu	NPR with 14' dump body	2	1 (2022), 1 (2023)
Isuzu	NPR with 14ft Landscape Dovetail body	1	1(2023)
Isuzu	NPR with 14ft Landscape Dumpbody	1	1 (2022)
Isuzu	NPR-HD	2	2 (2024)
Isuzu	NQR	2	2 (2018)
Isuzu	NQR W/ DUMP BODY	3	1 (2018), 2 (2020)
Nissan	NV200	4	1 (2014), 2 (2015), 1 (2018)
Dodge	Ram 2500 4x2 Crew Cab	3	3 (2024)
Dodge	RAM ProMaster City Base Cargo van	1	1 (2022)
Ford	Ranger	2	1 (2008), 1 (2011)
GMC	Sierra	1	Orlando
GMC	Sierra 1500	1	1 (2008)
Chevy	Silverado 1500	1	1 (2011)
GMC	Silverado 1500	2	2 (2013)
Chevy	Silverado 2500HD	1	1 (2022)
Isuzu	Spray	1	1 (2005)
Ford	Transit Connect	1	1 (2023)
Ford	Transit Connect XL Cargo Van LWB	3	3 (2022)
Jeep	Wrangler Unlimited Sahara 4dr 4x4	1	1 (2022)
Chevy	WT 4x2 Crew Cab 5ft bed	1	1 (2022)



LANDSCAPE MAINTENANCE EQUIPMENT

At Landscape Maintenance Professionals, we have the tools necessary to take care of your turf properly. All of our equipment is state of the art and regularly maintained and cleaned to ensure you're getting the best service available for your commercial property.



Mowers | Zero-Turn Rider

Exmark Staris S-Series 36" (2)
 Exmark Radius X-Series 48" (1)
 Exmark Staris S-Series 48" (2)
 Husqvarna V554 48" (2)
 Hustler Super Z 60" (1)
 Exmark Lazer Z X-Series 60" (1)
 Exmark Radius X-Series 60" (1)
 Husqvarna FX Series 60" (5)
 Husqvarna Z 560L 60" (6)
 Hustler SUPER-Z 60" (2)
 Exmark Lazer Z X-Series 60" (5)
 Husqvarna FX Series 60" (4)
 Exmark Lazer Z X-Series 72" (6)
 John Deere ZTrak™ Z970R 72" (1)
 Toro Z Master® 6000 Series 72" (4)
 Exmark Lazer Z E-Series 72" (5)
 Toro Z Master® 6000 Series 72" (6)
 Husqvarna Z 572x 72" (10)
 Husqvarna FX Series 72" (6)
 Exmark Lazer Z E-Series 72" (7)
 Exmark Lazer Z X-Series 96" (1)
 Hustler Super 104" (4)

Mowers | Zero-Turn Stand-On

Toro GrandStand® 48" (1)
 Exmark Vertex X-Series 48" (4)
 Husqvarna V548 48" (4)
 Exmark Vantage S-Series 48" (5)
 Vertex X-Series 52" (2)
 Toro GrandStand® 52" (4)
 John Deere 652R EFI 52" Quik Trak™ 52" (3)
 Exmark Vertex X-Series 52" (2)
 Exmark Turf Tracer S-Series 52" (5)
 Exmark Vertex X-Series 52" (8)
 Husqvarna V554 54" (4)
 Exmark Lazer Z E-Series 72" (2)
 Vertex X-Series 72" (1)

Mowers | Walk-Behind

ExMark 21" X-Series 21" (1)
 Stihl RMA 510 21" (3)
 Exmark X-Series 22" (1)
 Husqvarna HU800AWD 22" (1)
 Bravo Gen II 25" (1)
 Toro TurfMaster® HDX 30" (1)
 Exmark Turf Tracer S-Series 36" (1)
 Exmark Turf Tracer S-Series 48" (9)
 Toro PROLINE™ 48" (2)
 Toro PROLINE™ 60" (9)
 Hoover eHoverPro® 450 Slope Mower (1)



LANDSCAPE MAINTENANCE EQUIPMENT

Landscaping Equipment | Blowers

Billy Goat Hurricane™ Z3000 Zero Turn Stand-On Blower (7)
 Little Wonder Optimax Walk-Behind Blower (5)
 Buffalo Turbine Tow-Behind Blower BT-CKB4 (1)
 Husqvarna 500 Series BTS Backpack Blower (29)
 Stihl BR Series Backpack Blower (170)
 Stihl BG 50 Handheld (1)

Landscaping Equipment | String Trimmers

Husqvarna 525LS MARK II String Trimmer (23)
 Stihl FS 91 R String Trimmer (133)
 Stihl FS 94 R String Trimmer (5)

Landscaping Equipment | Grass Whip

Craftsman 30in Grass Whip (4)

Landscaping Equipment | Short Hedge Trimmers

Husqvarna 226HD75S H 30" Hedge Trimmer (2)
 Husqvarna 522HD60S 24" Hedge Trimmer (2)
 Stihl HS 56 C-E 24" Hedge Trimmer (1)
 Stihl HS 82 T 24" Hedge Trimmer (13)

Landscaping Equipment | Auger

Stihl BT 131Earth Auger - Post Hole Digger (1)

Landscaping Equipment | Extended Reach Hedge Trimmers

Stihl HL 94 Long Reach Pole Hedge Trimmer (24)
 Husqvarna 525HE3 Long Reach Pole Hedge Trimmer (14)
 Stihl HL 100 K Extended Reach Hedge Trimmer (6)
 Stihl HL 91 K Extended Reach Hedge Trimmer (37)
 Stihl HL 94 K Long Reach Hedge Trimmer (24)

Landscaping Equipment | Spreader-Sprayers

Exmark S Series EX27 Subaru Stand-On Spreader-Sprayer (5)
 King 100 Gallon Skid Sprayer (1)
 Scag Turf Storm Spreader-Sprayer 60 gallon (1)
 Spyker Pro-Series S60-12020 Broadcast Spreader (1)
 Vortex SPX Spreader (1)
 Vortex TR Spreader (2)
 Z-Spray 30 Gallon Auxiliary Tank (1)
 Z-Spray 7-Gallon Isolated Tank Right Side (1)
 Z-Spray Foam Marker Add-On (1)
 Z-Spray LTS Lean-to-Steer 36-inch Spreader Sprayer (2)
 Z-Spray Max 52" Stand-On Spreader-Sprayer (3)

Landscaping Equipment | Aerator

Ryan LAWNNAIRE® ZTS Stand-On Aerator 554930A (1)
 Stihl MM55 Yard Boss Cultivator (1)

Bush Hog

John Deere 3038E Compact Utility Tractor (1)

Skid Steer Loaders

Bobcat S570 Vertical Lift (1)
 Bobcat 773 F-Series (1)

Compact Truck Loader

Takeuchi TL8R-2 Compact Track Loader (1)

Utility Vehicles

American Landmaster L7 Crew 4x4 (1)
 American Landmaster L7xl Pro - 4x4 (1)
 Cushman Hauler 1200 (1)
 Honda Pioneer 1000-5 Deluxe (1)
 John Deere Gator TX 4x2 (3)
 John Deere Gator TS 4x2 (2)
 John Deere XUV825M S4 Crossover Utility Vehicle (4)

Air Compressors

Husky 20 Gal. Vertical Electric-Powered Silent Air Compressor (1)
 Industrial AirPower 2475F14G Portable Gas Air Compressor - 14HP (3)

Generators

Honda EG5000CL (1)

Pressure Washers

Ryobi RPW150-G 2000W 2200PSI (2)
 DeWalt DXPW60605 4200 PSI Professional Gas Pressure Washer (1)

Water Pumps

Echo WP-1000: 28 gal. per min and 1,680 gal. per hour (2)

Wet Dry Vacuums

Ridgid 14 Gallon Wet/Dry Vac (1)

Arbor | Woodchipper

Vermeer BC1000XL Woodchipper (1)

Arbor | Bucket Lift

SD50 4x4 Self Drive Work Platform (1)

Arbor | Pole Pruners

Husqvarna 525PT5S Pole Pruner (3)
 Stihl HT 100 Series Pole Pruner (9)
 Stihl HT131 Telescoping Pole Pruner (13)

Arbor | Chainsaws

Echo CS-800 36" Chainsaw (1)
 Husqvarna 395 XP Chainsaw (1)
 Stihl MS 171 Chainsaw (1)
 Stihl MS 193 C-E Chainsaw (1)
 Stihl MS 194T Chainsaw (4)
 Stihl MS 250 Compact Chainsaw (3)
 Stihl MS 461-R Emergency Services Chainsaw (1)
 Stihl MS271Farm Boss Chainsaw (2)

Arbor | In-Tree Saws

Stihl MS 194 T In-Tree Chainsaw (11)



INSURANCE, LICENSING & REGULATORY COMPLIANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/02/2023

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 Stahl & Associates Insurance, Inc. 110 Carillon Parkway St. Petersburg FL 33716	CONTACT NAME: Chayla Deitz, CISR, CIC PHONE (A/C, No, Ext): (727) 391-9791 FAX (A/C, No): (727) 393-5623 E-MAIL ADDRESS: certificatesstpete@stahlinsurance.com												
INSURER(S) AFFORDING COVERAGE													
INSURED Landscape Maintenance Professionals Inc DBA: LMP P O Box 267 Seffner FL 33583-0267	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>INSURER A: FCCI Insurance Group</td> <td>NAIC # 10178</td> </tr> <tr> <td>INSURER B: Monroe Guaranty Ins Co</td> <td>32506</td> </tr> <tr> <td>INSURER C: Endurance American Specialty</td> <td>41718</td> </tr> <tr> <td>INSURER D: FCCI Insurance Company</td> <td>10178</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER A: FCCI Insurance Group	NAIC # 10178	INSURER B: Monroe Guaranty Ins Co	32506	INSURER C: Endurance American Specialty	41718	INSURER D: FCCI Insurance Company	10178	INSURER E:		INSURER F:	
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INSURER D: FCCI Insurance Company	10178												
INSURER E:													
INSURER F:													

COVERAGES**CERTIFICATE NUMBER:** 2023 Master Liability**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> \$1,000 PD Deductible GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			GL10007876801	08/01/2023	08/01/2024	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			CA10007877101	08/01/2023	08/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							UM / UIM \$ 20,000 / 20,000
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ N/A			EXT30042351200	08/01/2023	08/01/2024	EACH OCCURRENCE \$ 1,000,000
							AGGREGATE \$ 1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC010007877201	08/01/2023	08/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Leased or Rented Equipment			CM10007876901	08/01/2023	08/01/2024	Limit \$75,000
							Deductible \$2,500

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

CERTIFICATE HOLDER**CANCELLATION**

FOR INFORMATION PURPOSES ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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Form (Rev. October 2018) Department of the Treasury Internal Revenue Service	<h1 style="margin: 0;">W-9</h1> <h2 style="margin: 0;">Request for Taxpayer Identification Number and Certification</h2> <p style="margin: 10px 0;">▶ Go to www.irs.gov/FormW9 for instructions and the latest information.</p>	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. <div style="border: 1px solid black; padding: 2px;">Landscape Maintenance Professionals, Inc.</div>		
2 Business name/disregarded entity name, if different from above		
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):	
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Individual/sole proprietor or single-member LLC </div> <div> <input type="checkbox"/> C Corporation </div> <div> <input checked="" type="checkbox"/> S Corporation </div> <div> <input type="checkbox"/> Partnership </div> <div> <input type="checkbox"/> Trust/estate </div> </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ </div> <p style="font-size: small;"> 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. </p> <div style="margin-top: 10px;"> <input type="checkbox"/> Other (see instructions) ▶ _____ </div>	Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>	
5 Address (number, street, and apt. or suite no.) See instructions. <div style="border: 1px solid black; padding: 2px;">PO Box 267</div>	Requester's name and address (optional)	
6 City, state, and ZIP code <div style="border: 1px solid black; padding: 2px;">Seffner, FL 33583</div>		
7 List account number(s) here (optional)		

Part I	Taxpayer Identification Number (TIN)
---------------	---

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

--	--	--	--	--	--	--	--	--

or

Employer identification number


5	9		3	6	1	3	6	6	5
---	---	--	---	---	---	---	---	---	---

Part II	Certification
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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 ▶ 1-3-20

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.



2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2024

ACCOUNT NO.
216156

RENEWAL

OCC. CODE
330.001009 RETAIL STORE WITHOUT HAZARDOUS WASTE SURCHARGE

Receipt Fee 30.00
Hazardous Waste Surcharge 0.00
Law Library Fee 0.00

BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC
13050 E HWY 92
DOVER, FL 33527

2023 - 2024

NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC
MAILING PO BOX 267
ADDRESS SEFFNER, FL 33583

Paid 22-0-643818
09/19/2023 30.00

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2024

ACCOUNT NO.
25734

RENEWAL

OCC. CODE
280.030001 LAWN MOWING/LANDSCAPING SERVICE MORE THAN 3 EMPL(120 Employees

Receipt Fee 150.00
Hazardous Waste Surcharge 40.00
Law Library Fee 0.00

BUSINESS LANDSCAPE MAINTENANCE PROFESSIONALS INC
13050 E 92 HWY
DOVER, FL 33527

2023 - 2024

NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC
MAILING PO BOX 267
ADDRESS SEFFNER, FL 33583

Paid 22-0-643818
09/19/2023 190.00

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2024

ACCOUNT NO.
241489

RENEWAL

OCC. CODE
330.000010 NURSERY/PLANT

Receipt Fee 30.00
Hazardous Waste Surcharge 40.00
Law Library Fee 0.00

BUSINESS LMP INC TREE & SHRUB
13050 US 92 E
DOVER, FL 33527

2023 - 2024

NAME LMP INC TREE & SHRUB
MAILING PO BOX 267
ADDRESS SEFFNER, FL 33583

Paid 22-0-644690
09/20/2023 70.00

BUSINESS TAX RECEIPT

NANCY C MILLAN, TAX COLLECTOR
813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE
IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

PASCO COUNTY BUSINESS TAX RECEIPT

2024
Expires September 30th

ACCOUNT #: 89302

SIC CODE: 0781.01

LANDSCAPE MAINTENANCE PROFESSIONALS INC

PO BOX 267
SEFFNER, FL 33583-0267

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA


TYPE OF BUSINESS
LANDSCAPING SERVICE
STATE LICENSE # /or COUNTY COMP CARD #

OWNER/QUALIFYING AGENT
CASTILLO ORLANDO JR, CARLSON SC

LOCATION ADDRESS:
26324 WESLEY CHAPEL BLVD
LUTZ, FL 33559-7208

MOBILE BUSINESS
DATE RECEIPT AMOUNT
09/20/2023 23-0-151583 113.75

Issued pursuant to and subject to Florida Statutes and Pasco County Ordinances. Issuance does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business.



State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500


Registration No.: **AD1294**
Issue Date: October 30, 2023
Expiration Date: November 4, 2024

License as Dealer in Agriculture Products


Section 604.15-604.30, Florida Statutes

**POST CERTIFICATE
CONSPICUOUSLY**

LANDSCAPE MAINTENANCE PROFESSIONALS, INC.
13050 E US HIGHWAY 92
DOVER, FL 33527-4106



WILTON SIMPSON
COMMISSIONER OF AGRICULTURE



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER WILTON SIMPSON

B123622

CERTIFICATE OF NURSERY REGISTRATION

Section 581.131, F.S. and Rule 5B-2.002, F.A.C
1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 395-4700

ISSUED TO:

LMP INC. TREE AND SHRUB
CASTILLO, ORLANDO
PO BOX 267
SEFFNER, FL 33583-0267


FEE PAID: \$100.00

REGISTRATION NO.: 48009485

DATE ISSUED: 01/12/2024

THIS IS TO CERTIFY that the nursery stock on the premises of the nursery shown hereon has been inspected for plant pests and meets at least the minimum requirements of Section 581.131, Florida Statutes.

THIS CERTIFICATE OF REGISTRATION MUST BE DISPLAYED or in the immediate possession of any person engaged in the sale or distribution of nursery stock.



WILTON SIMPSON
Commissioner of Agriculture

FDACS-08002 Revised 05/05



CITY OF CLEARWATER

Planning & Development Department
Post Office Box 4748, Clearwater, Florida 33758-4748
Municipal Service Building, 100 South Myrtle Avenue, Clearwater, Florida 33756
Telephone (727) 562-6005

REG-0023075

2023-2024 BUSINESS REGISTRATION

THIS REGISTRATION MUST BE IN YOUR POSSESSION WHEN WORKING IN CLEARWATER.

Owner Name/Address: LANDSCAPE MAINTENANCE PROFESSIONALS INC
P O BOX 267
SEFFNER, FL 33583

Business Name: LANDSCAPE MAINTENANCE PROFESSIONALS INC
REGISTRATION

Category: 038320 Contractor: Landscaping/tree surgery
038330 Contractor: Lawn, yard and garden care

Quantity: REGISTRATION / HILLSBOROUGH CO / DACS #68795-5

CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS

LICENSE	PERIOD BEGINNING	PERIOD ENDING	PRINT DATE
2023-2024	October 1, 2023	September 30, 2024	September 8, 2023
REG TYPE	CHRGNO	RECEIPT	REG RECEIVED
Registration Fee	21866	692891	28.00 28.00
TOTAL RECEIVED		28.00	

THE ISSUANCE OF A LOCAL BUSINESS TAX RECEIPT DOES NOT PERMIT THE HOLDER TO VIOLATE ANY ZONING

State of Florida Department of State

I certify from the records of this office that LANDSCAPE MAINTENANCE PROFESSIONALS, INC. is a corporation organized under the laws of the State of Florida, filed on December 16, 1999.

The document number of this corporation is P99000109381.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on May 20, 2021, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of June, 2021



Randy R. Lee
Secretary of State

Tracking Number: 3092353492CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/filings/CertificateOfStatus/CertificateAuthentication>



STATE OF FLORIDA DEPARTMENT OF HEALTH Operating Permit

29-57-901419

Limited Use Water - LU Commercial

29-BID-6807481

Issued To: Landscape Maintenance Professionals (Castillo, Orlando)
13070 US 92 Highway
Dover, FL 33527

County: Hillsborough
Amount Paid: \$140.00
Date Paid: 09/19/2023
Issue Date: 10/01/2023

Permit Expires On: 09/30/2024

Mail To: Orlando Castillo (Landscape Maintenance Professionals, Inc)
PO Box 267
Seffner, FL 33583

Issued By:
Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675
(813) 307-8059

Owner: Landscape Maintenance Professionals, Inc (Castillo, Orlando)



STATE OF FLORIDA DEPARTMENT OF HEALTH Operating Permit

29-QH-941392

OSTDS - Operating - Industrial or Manufacturing

29-BID-6809181

Issued To: Landscape Maintenance Professionals, Inc.
13050 E US 92 Highway
Dover, FL 33527

County: Hillsborough
Amount Paid: \$150.00
Date Paid: 09/19/2023
Issue Date: 10/01/2023

Permit Expires On: 09/30/2024

Mail To: Landscape Maintenance Professionals, Inc.
13050 E US 92 Highway
Dover, FL 33527

Issued By:
Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675
(813) 307-8059

Owner: Landscape Maintenance Professionals Inc. (,)



SECTION 4 | REFERENCES & PROJECT GALLERY

Triple Creek Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (813) 699-9065

Contract Start Date | December 1, 2020

Contact | Alex Garces

Email | boardmember5@triplecreek.com

Contract Value | \$836,750.00



Belmont Community Development District

Management | GMS Management Services

Telephone | (404) 723-1245

Contract Start Date | October 1, 2020

Contact | Kristen Brooks, Chairman

Email | Boardmember5@belmontcdd.com

Contract Value | \$394,700.00



Panther Trace Community Development District

Management | Vesta Property Services

Telephone | (813) 671-8023

Contract Start Date | November 11, 2015

Contact | Monica Vitale, Facilities Director

Email | ptrecentermanager@verizon.net

Contract Value | \$259,974.00





Heritage Isles Golf & Country Club Community Development District

Management | Inframark

Telephone | (813) 907-7388

Contract Start Date | October 1, 2009

Contact | Rich Unger, Director of CDD Operations

Email | H1Manager@hicdd.org

Contract Value | \$166,600.00



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 | \$356,200.00



The Starkey Ranch Community Development District

Management | Wrathall, Hunt & Associates

Telephone | (813) 399-0865

Contract Start Date | January 1, 2023

Contact | Barry Mazzoni

Email | mazzonib@whhassociates.com

Contract Value | \$1,850,000.00





Watergrass I Community Development District

Management | Inframark

Telephone | (813) 873-7300 Ext. 397

Contract Start Date | September 1, 2017

Contact | Gene Roberts

Email | gene.roberts@inframark.com

Contract Value | \$162,650.00



Watergrass II Community Development District

Management | Inframark

Telephone | (813) 991-1116 Ext. 1002

Contract Start Date | February 1, 2021

Contact | Andy Mendenhall

Email | andy.mendenhall@inframark.com

Contract Value | \$518,580.00



Estancia at Wiregrass Community Development District

Management | GMS

Telephone | (813) 344-3844

Contract Start Date | July 1, 2021

Contact | Pete Williams

Email | pete@pwillassoc.com

Contract Value | \$422,800.00





Hunter's Green Community Association

Self-Managed

Telephone | (813) 991-4818

Contract Start Date | March 1, 2022

Contact | Wally Switzer

Email | wswitzer@huntersgreen.com



Harrison Ranch Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (813) 658-6048

Contract Start Date | November 18, 2019

Contact | Taylor Nielsen

Email | tnielsen@rizzetta.com

Contract Value | \$356,622.00



Venetian Community Development District

Management | Rizzetta & Company, Inc.

Telephone | (941) 485-8500

Contract Start Date | September 26, 2019

Contact | Keith Livermore, District Field Manager

Email | fieldmanager@vcdd.org

Contract Value | \$356,200.00





Ventura Bay Homeowner's Association

Management | Leland Management

Telephone | (727) 498-1451

Contract Start Date | March 4, 2019

Contact | Angela Estillette

Email | aEstillette@lelandmanagement.com



Hawk's Point West Homeowner's Association

Management | Vesta Property Services

Telephone | (813) 645-1569

Contract Start Date | February 25, 2019

Contact | Donald Novak

Email | hpw.donnovak@yahoo.com



Willowbend Community Association

Management | Sentry Management

Telephone | (770) 380-0225

Contract Start Date | October 1, 2019

Contact | Scott Brundrett, President

Email | willowbendpresident@gmail.com





Urban Centre

Management | Franklin Street Real Estate

Telephone | (813) 839-7300

Contract Start Date | July 1, 2009

Contact | Amy Hewitt

Email | amy.hewitt@franklinst.com



Tampa Bay Park Corporate Center

Management | Highwood Properties

Telephone | (813) 876-7000

Contract Start Date | April 1, 2001

Contact | Mike Dean

Email | michael.dean@highwoods.com



Corporate Center at International Park

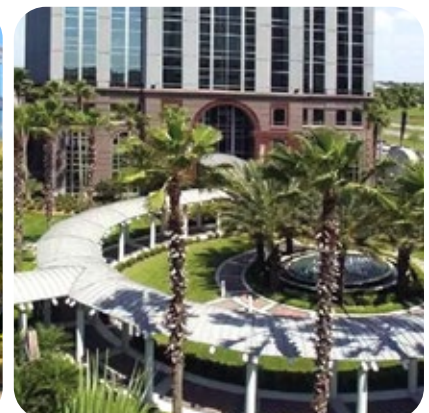
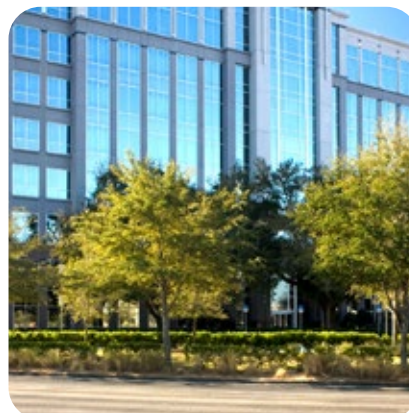
Management | Cousins Properties

Telephone | (813) 421-8702

Contract Start Date | March 15, 2013

Contact | Don Stupp

Email | dstupp@cousins.com





Highwoods Preserve

Management | Highwoods Properties
 Telephone | (317) 289-3616
 Contract Start Date | January 1, 1999

Contact | Diamond Asabi
 Email | diamond.asabi@cbre.com



Sarah Vande Berg Tennis & Wellness Center

Management | SVB
 Telephone | (610) 888-5599
 Contract Start Date | October 12, 2020

Contact | Pascal Collard
 Email | pascal.collard@svbtenniscenter.com



100 Carillon Parkway

Management | Commonwealth Commercial
 Telephone | (813) 536-7050
 com Contract Start Date | March 8, 2008

Contact | Jonathan Harris
 Email | jonathan.harris@commonwealthcommercial.com





Cypress Creek Town Center

Management Company | Sierra Properties

Telephone | (813) 484-2288

Contract Start Date | February 1, 2015

Contact | Brent Whitley

Email | brentwhitley@sierra-properties.com



The Amalfi Clearwater

Management | Richman Properties Services

Telephone | (727) 224-6050

Contract Start Date | February 1, 2012

Contact | Brian Murphree

Email | murphreeb@richmanmgt.com





SECTION 5 | PARTNERSHIP PRICING & DETAILS



P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

LANDSCAPE MAINTENANCE SERVICE AGREEMENT

**THIS AGREEMENT WILL BE UPDATED AS
ADDITIONAL COMMON AREAS ARE INSTALLED**

Landscape Maintenance Professionals, Inc. ("LMP, Inc.") appreciates the opportunity to propose to you how we can help enhance the overall quality of your landscape. Our team is committed to integrating the specific landscape needs of your property with your service expectations taking into account your budget considerations.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by a separate agreement.

This Agreement is by and between the following Parties:

"Contractor"

Landscape Maintenance Professionals, Inc.
P.O. Box 267
Seffner, FL 33583
Phone: (813) 757-6500
Fax: (813) 757-6501

"Customer"

Property : Balm Grove CDD
Manager : Bryan Radcliff
Address : 2005 Pan Am Circle Ste. 300
City, State Zip : Tampa, FL 33607
Phone : (813) 873-7300 Ext. 330

Any and all notices and written correspondences shall go to the above-listed addresses for "Contractor and "Customer."

Description of "**Property**" covered by this Agreement: **All landscaped common areas currently installed within the boundaries of Balm Grove CDD, 13131 Goldstone Ct. Wimauma, FL 33598.**

LMP, Inc., hereafter referred to as "Contractor," agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein below.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

{00414918 2}

Landscape Maintenance Specifications

A. Turf Care

1. **Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance at least 40 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or, as needed, from November through March.

2. **Trimming:** Turf areas inaccessible to mowers and areas adjacent to buildings, trees, fences, etc., will be controlled by a line trimmer. A continuous cutting height will be maintained when line trimming to prevent scalping.

3. **Edging:** All turf edges of walks and curbs shall be performed every mowing (40 times per year). A soft edge of all bed areas will be performed every other mowing (20 times per year). A line trimmer will be used for this purpose. A line trimmer may be used only in areas not accessible to power edgers.

4. **Fertilization:** Irrigated turf areas shall be fertilized with a commercial-grade fertilizer four (4) times per year. Timing of applications will be adjusted to meet horticultural conditions, and supplemental applications of appropriate nutrients shall be applied as indicated by test results. All local governmental ordinances shall be strictly followed by Contractor.

5. **Weed, Insect, and Disease Control:** LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for only legally approved chemicals to be used as needed for weed, insect, and disease issues. Any infestations will be treated on an as-needed basis throughout the year, and the customer will be made aware of the actions taken and the chemicals used. Pre-Emergent herbicides will be used from November 1st to April 1st, and Post-Emergent herbicides will be used from April 1st to October 30th due to soil and air temperatures. (LMP, Inc. will not be held responsible for the post-emergent control of common grassy weeds like crabgrass due to the absence of legal and selective post-emergent herbicides for this use.) Ant mounds will be treated as they appear with Advion Ant Bait to eliminate mounds. *(Contract pricing **does not** include Bayer's Top Choice or Chipco Choice, or similar products that are used for guaranteed year-long ant control.)*

B. Tree, Palm, Shrub, and Groundcover Care

1. **Pruning:** All trees, palms, shrubs, and ground cover shall be pruned as follows:

- A) All trees (**up to 12 feet**) shall be pruned one (1) time per year to keep them away from walls and rooftops and to also eliminate any overhanging branches or foliage which obstructs and or hinders pedestrian or motor traffic.
- B) All palms (**up to 15' feet**) shall be pruned two (2) times per year, removing dead fronds and spent seedpods. Loose boots will be removed and kept consistent in height.
- C) All shrubs shall be pruned and shaped a maximum of twelve (12) times per year. This will help the individual plant retain its natural form and eliminate branches which are rubbing against any structures.
- D) All Daylilies and Liriope shall be cut back in early Spring to remove all dead foliage, allowing for plants to be at optimum health during the growing season.
- E) Selective pruning of shrubs shall occur one (1) time per year to balance infiltrating light, remove dead wood, and promote maximum health and growth.
- F) The removal of diseased or injured branches and palms fronds will be performed as needed up to 12' on trees and 15' on palms. Any branches or fronds above these heights will be performed at an additional cost.
- G) All sucker growth from trunks and base of trees shall be removed as needed during every visit to property.
- H) Ground covers and vines will be maintained in a neat, uniform appearance.

2. **Fertilization:** Shrubs and ground covers will be fertilized three (3) times per year. Palms and hardwood trees will be fertilized three (3) times per year. Supplemental applications of appropriate nutrients shall be applied as indicated by soil samples if necessary.

3. **Weeding:** Weeds will be removed from all plant, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (18 times per year). Manual (hand pulling) and chemical (herbicides) will be used as control methods.

4. **Insect and Disease Control:** All landscape beds shall be monitored and treated with appropriate baits as needed throughout the year by our dedicated team. LMP, Inc. employs an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as-needed basis, and the customer will be made aware of the actions taken as well as the chemicals used. Plants will be monitored, and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. (*Our pricing **does not** include Bayer's Top Choice or Chipco Choice, or similar products*).

C. Miscellaneous

1. **Clean-Up:** During every visit to the property, all areas shall be policed. All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the property before each mowing 40 times per year. Trash shall be disposed of offsite. Construction debris or similar trash is not included as part of the weekly clean-up.

2. **Leaf Removal:** Leaf accumulations in curb lines and parking lots during the Fall months shall be removed and disposed of offsite. Any accumulation in shrub beds shall be blown out of the beds to prevent damage to plant material while providing a neat and clean appearance.

3. **Irrigation Inspection:** All irrigation zones shall be inspected one (1) time per month to ensure proper operation. All zones will be turned on for a minimum of five minutes to check for any coverage issues or any broken irrigation components. Any issues that require adjustments or cleaning of the filters, heads, rotors, spray nozzles will be performed during the monthly inspection. Any issues that have been caused by contractor shall be repaired at no cost to the client. Management shall receive a monitoring report after monthly irrigation inspection. All repairs to system shall be done on a time and materials basis, with the hourly labor rate being \$70.00 per man-hour. Contractor is not responsible for turf or plant loss due to water restrictions. Contractor shall identify any operational issues to said irrigation system within the first thirty (30) days of contract commencement for customer to be aware so that written authorization may be approved to bring system up to fully operational status.

D. Additional Services

1. **Mulching:** Upon written authorization of the client, contractor shall mulch all planting beds with pine bark or shredded mulch at a price of \$65.00 per cubic yard, ensuring that all areas have a 2" depth after installation. As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3" along bed areas that are bordered by sidewalks, curbs, and seasonal color bed areas to prevent mulch from washing out. If the amount quoted is not sufficient to mulch the entire property, an additional count will be submitted for completion at the same price per yard.

2. **Annuals:** Upon written authorization of the client, contractor will replace and install annuals four (4) times per year and make nutritional requirements needed to ensure a healthy plant. Deadheading declining flowers will be performed weekly. Annuals will be billed separately on a per-plant cost. Contractor will provide annuals at a cost of \$2.90 per plant. Price includes soil replenishment but not replacement.

3. **Tall Palm Trimming:** Upon written authorization of the client, contractor will trim all palms identified as being above 15' feet in overall height which will require a lift or bucket truck. Said palms will be priced per type of palm and will be clearly outlined in a proposal to client.

E. Pricing Summary

	Price Per Month	Price Per Year
Base Maintenance Price	\$3,775.00	\$45,300.00

Additional Services <i>(Upon Approval by Client)</i>	Estimated Qty.	Price Per Unit or Service
Mulch	To be Determined	\$65.00 per CY
Annuals (4" plants)	To be Determined	\$2.90 per 4" Plant
Tall Palm Trimming (Palms over 15')	To be Determined	\$60.00

Contractor agrees to provide all of the above Base Maintenance Services for an annual fee of **\$45,300.00** to be paid in monthly installments of **\$3,775.00**. Contractor will invoice Customer one week prior to the beginning of each month's service. Customer agrees to pay each invoice within 30 days of the date of the invoice. Additional Services are not included as part of this Agreement or the Base Maintenance Services. Proposals for Additional Services must be executed by an Authorized Representative and are subject to all the terms and conditions of this agreement, which are hereby incorporated into such proposals for Additional Services by reference.

F. Conditions

The goal of this Agreement is that upon completion of each visit to the Customer, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the Property and its individual condition.

1. **Term:** This Agreement will be in effect for an initial term of 12 months (1 year) with an effective start date of _____ and will remain in effect on an annual basis until canceled by either party. To ensure that Customer's needs are being met, timely written notice of any deficiency or concern must be provided in order to give Contractor a reasonable opportunity to remedy the deficiency or concern prior to termination of this Agreement. While Contractor encourages Customer to communicate with on-site crews and its account manager, notice solely to them is insufficient. All notices under this paragraph must be provided in writing by Customer's Authorized Representative to Contractor at the address specified above. Customer agrees to notify Contractor in writing within 10 days of the occurrence of any deficiency, concern, default, or damage Customer believes was caused by Contractor. Failure to do so constitutes a waiver both of any such claims by Customer and of the right of Customer to cancel this Agreement due to such claims. Customer may cancel this Agreement following an unremedied deficiency by providing written notice to Contractor by certified mail. The cost to Contractor of the work in certain seasons is higher than in others, but Contractor has agreed to invoice Customer in even monthly installments. Therefore, in consideration of these variable internal costs, and in order to ensure an effective transition following a cancellation by Customer, termination notices received during the months of April through September shall cause an effective final date of billable services of not less than thirty (30) days after date of receipt. Notices received in any other months shall cause an effective final date of billable services of not less than ninety (90) days after the date of receipt. Any notice of termination by Customer shall be sent to Contractor at the addresses indicated on this Agreement. Contractor may terminate this Agreement for Customer's default if, after giving notice in writing to Customer's Authorized Representative at the address for Customer specified above, Customer has not remedied the default within five (5) calendar days (the "Deadline"). Unless a different period is specified in Contractor's written notice of termination for Customer's default, the Contractor's termination shall be effective on the first business day following the Deadline. Customer shall be liable to pay Contractor for all services rendered by Contractor through the effective date of termination for Customer's default. Notwithstanding any other provision to the contrary, Contractor may, in its sole and complete discretion, terminate this Agreement for Contractor's convenience by giving notice in writing to Customer's Authorized Representative at the address for Customer specified above. Contractor may also provide Customer with a courtesy communication

containing notice of termination via email or other method, but effective notice shall be only by written notice mailed to Customer as described herein. Unless a different period is specified in Contractor's written notice of termination for convenience, the Contractor's termination shall be effective twenty-one (21) days after the date of Contractor's written notice of termination for convenience. Customer shall be liable to pay Contractor for all services rendered by Contractor through the effective date of termination for convenience. In the event Contractor terminates this Agreement for Customer's default, and it is later determined that the Customer was not in default or that the default was excusable under the terms of this Agreement, then, in such event, the Contractor's termination shall be deemed a termination for convenience as described herein.

2. **Performance:** The Parties agree that Contractor's performance of this Agreement can be, and often is, subject to weather conditions, which are beyond the Contractor's control. Contractor shall not be liable for any performance deficiency caused by weather conditions. The Parties also agree that Contractor is a contractor as that term is defined in Chapter 713, Florida Statutes, and that any and all work performed pursuant to this Agreement is an improvement to real property under Chapter 713, Florida Statutes.

3. **Adjustment:** This Agreement is subject to CPI adjustments annually effective the anniversary date or as otherwise agreed upon in writing by both parties.

4. **Fuel Surcharge:** Contract pricing is based on the Florida Regular Conventional Retail Gasoline Prices published every month. If the published monthly price shall increase by more than 10% than the cost of fuel at the time of bid and for 2 consecutive months upon commencement date, Contractor shall reserve the right to enact a fuel surcharge.

5. **Payments:** No finance charge will be imposed if invoices are paid in full within 30 days of invoice date. If not paid in full within 30 days, then a finance charge will be imposed from the invoice date on the balance due at a periodic rate of 1½% per month (18% per annum) until paid. Contractor shall have the right to elect to stop work under this Agreement until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. If paying by credit card, credit card processing fee will be 3% of the invoice total.

6. **Authorized Representative:** Customer agrees, simultaneous with the signing of this Agreement, to designate in writing an Authorized Representative or Authorized Representatives with whom Contractor can interface concerning this Agreement. In the event Customer desires to change its Authorized Representative(s), Customer shall provide written notice of the change to Contractor. By designating an Authorized Representative, Customer is representing to Contractor that the Authorized Representative has the authority to bind Customer to actions taken pursuant to this Agreement until that authority is revoked or changed by Customer.

7. **Order of Interpretation:** In the event other documents, terms, or conditions are annexed to or otherwise designed to amend or supplement this agreement, should there be a conflict between one or more provisions of the other documents, terms, or conditions and the terms of this agreement, the terms of this agreement will control.

8. **Collection:** In the event Contractor must collect past due amounts under this Agreement, Contractor shall be entitled to all expenses incurred as part of those efforts, including any attorneys' fees and costs.

9. **Subcontractors:** Contractor may, at its sole discretion, utilize subcontractors to provide specific services under this Agreement. Contractor will remain as the single and primary contact for all activities as related to this Agreement. Proof of insurance and necessary licenses will be provided if requested by Customer. Contractor will also provide workman's compensation and proof thereof on employees if requested by Customer.

10. **Acceptance:** This Agreement is withdrawn unless executed within ninety (90) days of the date of this document.

11. **Arbitrate the Sole Final Method of Dispute Resolution:** Any dispute, controversy, or claim arising out of or relating to this Agreement, or the breach of this Agreement, which the Parties have not been able to resolve

through their own discussions or negotiations, shall be settled by arbitration administered by the American Arbitration Association. Such arbitration, no matter the size, number of parties, or amount in dispute, shall be conducted in accordance with the 2020 Fast Track Procedures ("Procedures") of the Construction Industry Arbitration Rules of the American Arbitration Association, as modified hereby unless the Parties agree otherwise. The arbitration shall be conducted before a single arbitrator. The final hearing is limited to one day, and it shall be held in person or, with the Parties' and the arbitrator's consent, via video conference. The final hearing shall be held not more than ninety (90) days after the arbitrator is appointed, and the final decision shall be rendered not more than thirty (30) days after the conclusion of the final hearing unless otherwise agreed by the Parties. The arbitrator's decision shall be a reasoned award. Notwithstanding anything contained in the Procedures to the contrary, the Exchange of Information contemplated by the Procedures shall occur no later than 15 days before the final hearing unless the arbitrator orders an earlier deadline. Unless the Parties agree in writing and the arbitrator consents, no Party shall be entitled to conduct depositions or present experts in the arbitration proceeding. Florida Law shall be applied by the arbitrator in adjudicating any dispute. Except to the extent a different venue is required by law or the arbitration is by video conference as provided herein, venue for the arbitration proceeding shall be in Hillsborough County, Florida, to the exclusion of each and every other proper venue. Contractor shall be entitled to recover against the Customer all of Contractor's attorney's fees and costs, including fees and costs incurred in connection with proving up the amount and reasonableness of the fees and costs to be awarded, should Contractor prevail in arbitration. Judgment on the award rendered by the arbitrator(s) may be entered into any court having jurisdiction thereof.

Thank you for the opportunity to submit this agreement. We look forward to becoming part of your team. In witness whereof the parties of this agreement have signed and executed it this _____ day of _____ 2024.

LMP Representative Signature

LMP Representative Printed

Title: Chief Operating Officer

DocuSigned by:

Carlos de la Ossa

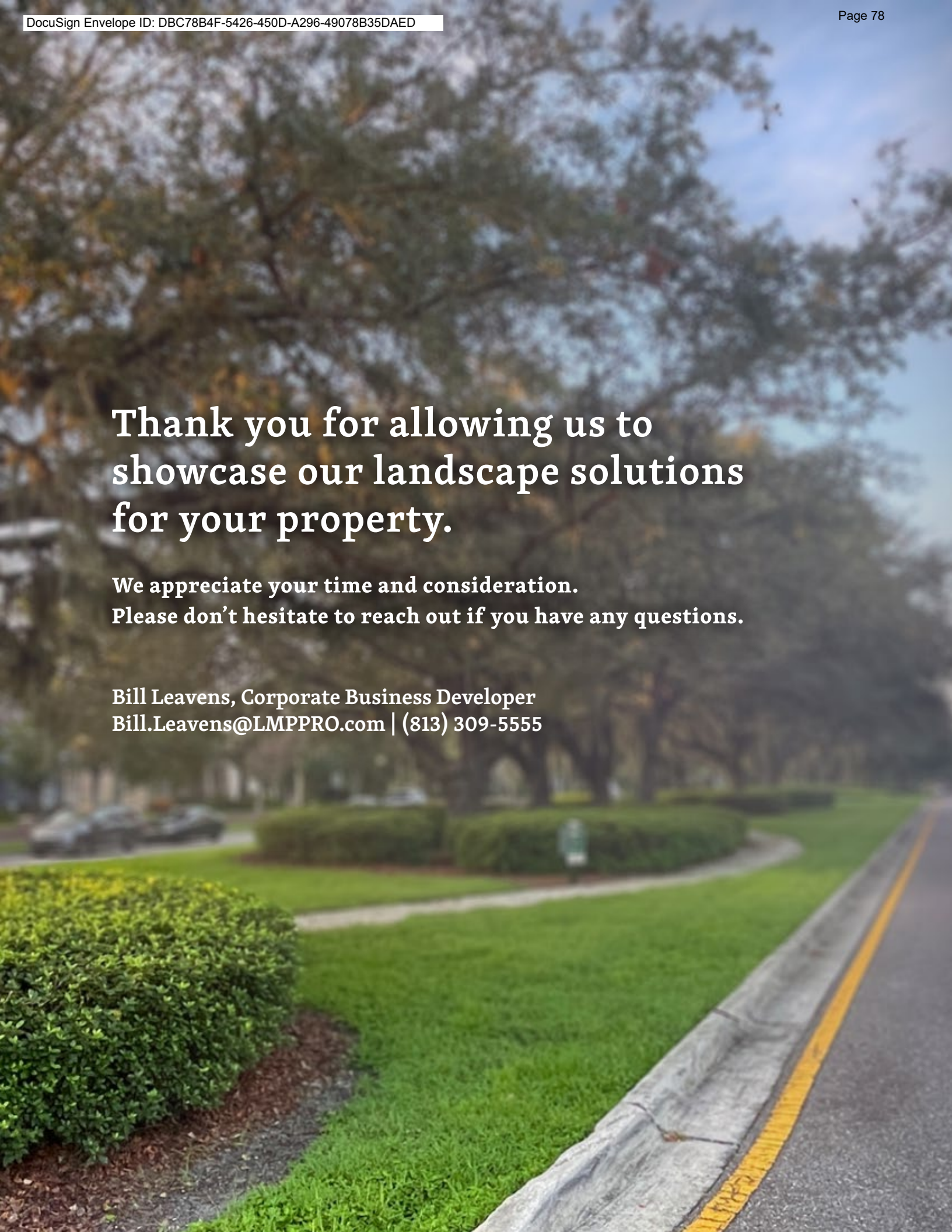
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Balm Grove CDD Representative Signature

Carlos de la Ossa

Balm Grove CDD Representative Printed

Title: Chairperson



**Thank you for allowing us to
showcase our landscape solutions
for your property.**

**We appreciate your time and consideration.
Please don't hesitate to reach out if you have any questions.**

**Bill Leavens, Corporate Business Developer
Bill.Leavens@LMPPRO.com | (813) 309-5555**

AGREEMENT FOR ENVIRONMENTAL SERVICES



Proposal Date: April 20, 2024

This Agreement is made effective by and between:

"Client"

Name: Balm Grove CDD
Address: c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607
Phone: 813.873.7300 ext. 330
Representative: Mr. Bryan Radcliff
Email: Bryan.Radcliff@Inframark.com

"Eco-Logic Services"

Name: Eco-Logic Services LLC
Address: PO Box 18204
Sarasota, FL 34276
Phone: (941) 302-1206
Representative: Peter Nabor
Email: Pete@Eco-Logic-Services.com

Project: Balm Grove

Project Location: Wimauma, FL

Fee Type: Unit price per attached Scope of Services

Retainer: No

Scope of Services: Attached

Special Conditions:

- This document is a proprietary product produced by Eco-Logic Services and represents a considerable investment of resources with no compensation. Any reproduction, transmittal, or reuse of this document, or any portion thereof, by any third party without the express written consent of Eco-Logic Services is prohibited under penalty of legal action.
- All rates and fees shall be subject to renegotiation if this Agreement is not signed and returned within thirty days of date above.
- This Agreement with the attached Scope of Services and Terms and Conditions constitute the complete agreement between Eco-Logic Services and Client with respect to the scope of services hereunder.

Eco-Logic Services LLC

By: 

Print Name: Peter Nabor

Title: Principal / Senior Project Scientist

Date: April 20, 2024

Balm Grove CDD

By: 

Print Name: Carlos de la Ossa

Title: Chairperson

Date: 4/22/2024

BALM GROVE



1.0 Initial Cleanup Services

Because the lakes (including the floodplain compensation area – all shaded blue on Figure 1), ditch bottom (shaded red Figure 1), and conservation areas (shaded green on Figure 1) are currently in need of an initial treatment, prior to the initiation of the ongoing maintenance services, Eco-Logic Services will perform an aggressive treatment targeting perimeter weeds and grasses. An option is also provided for manual cutting of the taller treated vegetation (not including low-growing grasses) to help it look better more quickly. Cut material will be left in place to naturally decompose (removal would be cost prohibitive).

2.0 Additional Services

Additional services requested by the Client will be provided and billed as agreed to in writing (including email) under this task. Significant items will be performed under an addendum to this Agreement. Additional Services may include water testing, manual removal of undesirable material, meetings, or other services not specifically detailed in this Scope of Services. Eco-Logic Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

3.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

1.0 Lake Management Services

Initial treatment of lakes.....	1 event at \$3,250.00
Initial treatment of ditch bottom.....	1 event at \$975.00
Initial treatment of conservation areas.....	1 event at \$4,325.00
____ Optional brushcutting of lakes and ditch bottom.....	1 event at \$5,550.00

2.0 Additional Services..... to be billed as requested

Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The Client shall pay all invoices within thirty days of receipt.

4.0 Assumptions of this Proposal

- 4.1 The Client will make provision for Eco-Logic Services to enter the work area as required to perform services under this Agreement.
- 4.2 Upon request or as required to perform the services under this Agreement, the Client will provide all relevant plans and permits.
- 4.3 This proposal was prepared using the best information available to us at the time this Scope was compiled. Additional materials or services will be provided for additional compensation through a written amendment to this Agreement.
- 4.4 This Agreement does not include permit modifications, negotiations with regulatory agencies, or corrective actions for compliance issues.
- 4.5 The selective use of copper-based algaecides and standard aquatic herbicides (including glyphosate) will be accepted as an appropriate maintenance methodology within the treatment areas. If these products are

- restricted, banned or otherwise not allowed to be used on the site, additional fees for alternative products will likely be required.
- 4.6 Native aquatic plants provide a host of benefits for aquatic areas including stabilization of the bank to reduce erosion, providing habitat for wildlife, improving water quality, uptake of nutrients, and other factors. Therefore, these plants will be avoided in the treatment effort where possible.
- 4.7 Eco-Logic Services is not responsible for cutting, treating, or removing grasses or other vegetation growing on the banks above the existing waterline. It is assumed the lawn maintenance contractor will control the growth in this transition area.
- 4.8 No maintenance of ditch banks (i.e., above the bottom of the ditch) is included in this proposal.
- 4.9 The fees in this Agreement do not include any sales, value added, or other taxes that may be required by the government. Any such taxes will be added to invoices as required.
- 4.10 All work products under this Agreement may be used in marketing, advertising, resume, and other similar business development materials. Use of such materials shall be in accordance with industry standards and normal business practices.

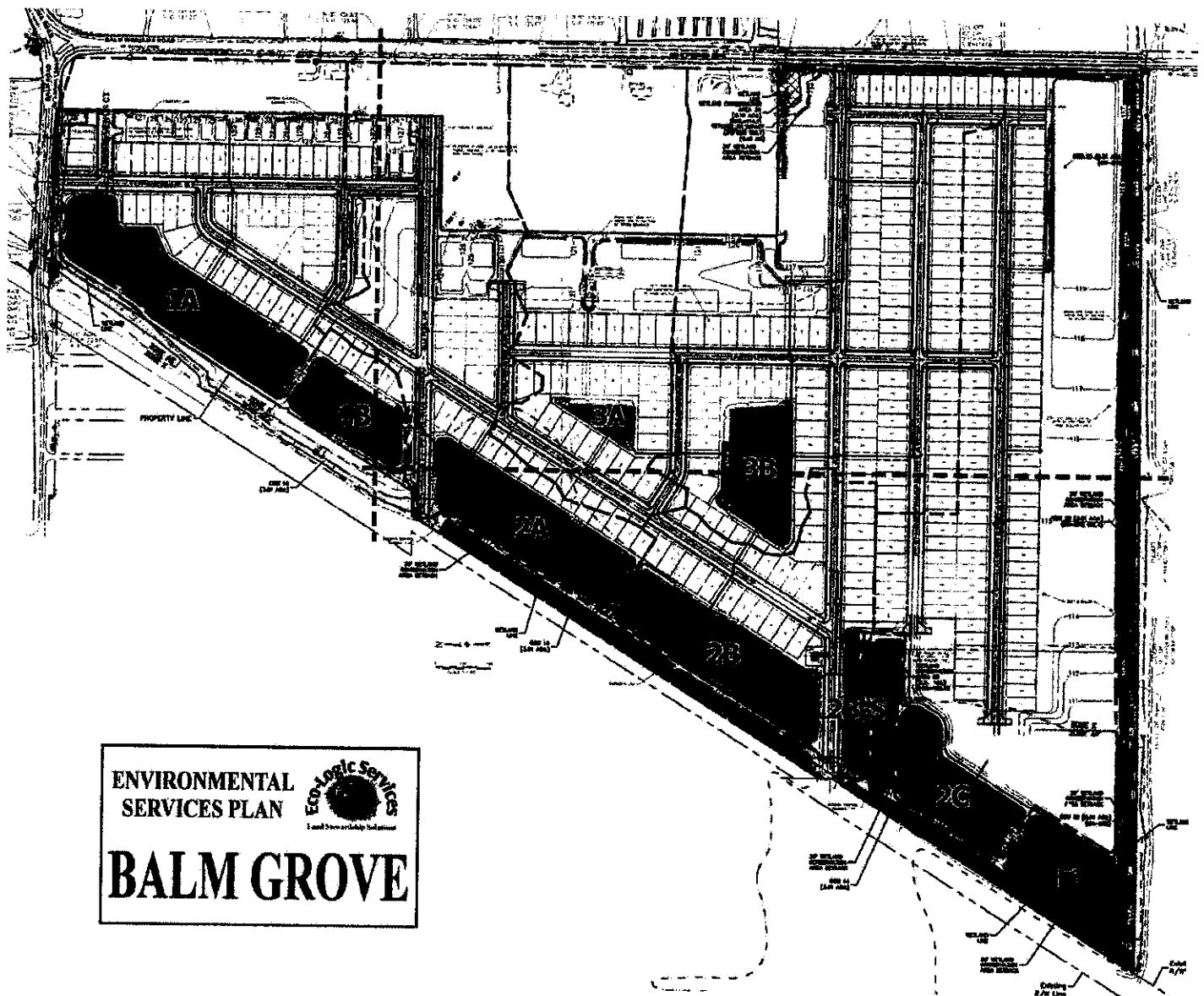


Figure 1. Site map for the Balm Grove community showing locations of the proposed work areas.

TERMS AND CONDITIONS

DESCRIPTION OF SERVICES: Eco-Logic Services will provide the services described in the Scope of Services included in this Agreement to the Client for the stated fee in accordance with these terms and conditions:

PAYMENT: Client agrees to pay Eco-Logic Services according to the Fee Schedule provided in the attached Scope of Services. Invoices shall be submitted monthly for the work performed in the previous month. If any invoice is not paid within 30 days, interest will be added to and payable on all overdue amounts at 1.5% per month (18% per year) or the maximum legal rate of interest allowable. Client shall pay all costs of collection, including without limitation, reasonable attorney fees. If Client disputes any portion of an invoice, the Client must notify Eco-Logic Services in writing of the disputed item within 10 days of the date of the invoice. If any invoice is not paid in full within 60 days of the invoice date, Eco-Logic Services may immediately suspend all or any portion of the services until payment is received in full and Eco-Logic Services has the option to treat such failure to pay as a material breach of this Agreement and/or seek legal remedies.

LIMITATION OF LIABILITY: Neither party will be liable for breach-of-contract damages suffered by the other that are remote or speculative, or that could not reasonably have been foreseen on entry into this agreement. Eco-Logic Services' liability for any breach-of-contract claims under this agreement will not exceed the Compensation received from the Client under this agreement over a six-month period immediately preceding the claim. No claim may be brought against Eco-Logic Services in contract or tort more than one year after the cause of action arose. Any claim, suit, demand or action brought under this Agreement shall be directed and/or asserted only against Eco-Logic Services and not against any employees, shareholders, officers or directors of Eco-Logic Services.

TERM: This Agreement will terminate automatically upon completion of the Scope of Services by Eco-Logic Scope of Services. For ongoing services tasks, the portion of the Agreement directly related to that task will continue in effect until terminated by either party upon 30 days written notice to the other party. In the event of any termination, Eco-Logic Services shall be paid for all services rendered and reimbursables incurred through the date of notice of termination plus this 30-day period.

FORCE MAJEURE: If performance of this Agreement or any obligations under this Agreement is prevented, restricted, or interfered with, either temporarily or permanently, by causes beyond either party's reasonable control ("Force Majeure"), then the obligations of this Agreement shall be suspended to the extent necessary by such event. The term "Force Majeure" shall include without limitation acts of nature, severe weather or other catastrophic conditions, orders or acts of military or civil authority, or by state or national emergencies, riots, or wars, or work stoppages, or any other similar event beyond the reasonable control of either party.

DISPUTE RESOLUTION: The parties will attempt to resolve any dispute out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the matter will be submitted to mediation, in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute, or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association and will be done within Sarasota County, Florida. The arbitrator's award will be final, and judgement may be entered upon it by any court having proper jurisdiction.

SEVERABILITY: If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable as if the invalid or unenforceable had never been contained within.

NOTICE: Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at the address set forth in the opening portion of this Agreement.

WAIVER OF CONTRACTUAL RIGHT: The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

CONSTRUCTION AND INTERPRETATION: The rule requiring construction or interpretation against the drafter is waived. This document shall be deemed as if it were drafted by both parties in a mutual effort.

ATTORNEY'S FEES TO PREVAILING PARTY: In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in the trial court and appeal.

ENTIRE AGREEMENT: This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. The Agreement supersedes any prior written or oral agreements between the parties.

AGREEMENT FOR ENVIRONMENTAL SERVICES



Proposal Date: April 20, 2024

This Agreement is made effective by and between:

"Client"

Name: Balm Grove CDD
Address: c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607
Phone: 813.873.7300 ext. 330
Representative: Mr. Bryan Radcliff
Email: Bryan.Radcliff@Inframark.com

"Eco-Logic Services"

Name: Eco-Logic Services LLC
Address: PO Box 18204
Sarasota, FL 34276
Phone: (941) 302-1206
Representative: Peter Nabor
Email: Pete@Eco-Logic-Services.com

Project: Balm Grove

Project Location: Wimauma, FL

Fee Type: Unit price per attached Scope of Services


Retainer: No

Scope of Services: Attached

Special Conditions:

- This document is a proprietary product produced by Eco-Logic Services and represents a considerable investment of resources with no compensation. Any reproduction, transmittal, or reuse of this document, or any portion thereof, by any third party without the express written consent of Eco-Logic Services is prohibited under penalty of legal action.
- All rates and fees shall be subject to renegotiation if this Agreement is not signed and returned within thirty days of date above.
- This Agreement with the attached Scope of Services and Terms and Conditions constitute the complete agreement between Eco-Logic Services and Client with respect to the scope of services hereunder.

Eco-Logic Services LLC

By: 

Print Name: Peter Nabor

Title: Principal / Senior Project Scientist

Date: April 20, 2024

Balm Grove CDD

DocuSigned by:

By: 

Print Name: Carlos de la Ossa

Title: Chairperson

Date: 4/22/2024

BALM GROVE



1.0 Lake Management Services

Eco-Logic Services will perform necessary ongoing management services at the seven stormwater retention ponds and one floodplain compensation area (“lakes”) within the Balm Grove community (shaded blue on Figure 1). Targets of the treatment efforts include algae (filamentous and planktonic), invasive underwater vegetation (such as hydrilla and naiad), and perimeter growth (grasses and turf-weeds growing out from shore). Undesirable growth will be selectively treated with approved herbicides. The goal of this maintenance is to ensure a “clean” look to these aquatic features on the site, as is reasonable and practical. Eco-Logic Services guarantees a prompt response to any complaint or problem encountered with the lakes on the site (i.e., an algae bloom) and will make every reasonable effort to correct the situation in a timely manner.

2.0 Maintenance of the Ditch and Conservation Areas

Eco-Logic Services will perform necessary management services on the conservation areas (shaded green on Figure 1) to maintain aesthetics and to ensure compliance with the regulatory requirements with respect to nuisance/exotic species coverage. Eco-Logic Services will also perform necessary management services on the aquatic portion of the ditch area (shaded red on Figure 1) to maintain flow through the area in the event of a flood event. Native herbaceous vegetation that would lay down in a flood event (such as pickerelweed, arrowhead, and jointed spikerush) will be allowed to grow, but cattails and woody vegetation (such as Carolina willow and primrose willow) will be treated. Maintenance of the ditch banks is not included in this effort. These maintenance events will be conducted on a bi-monthly schedule (six events per year).

3.0 Maintenance Specifications

The treatment areas detailed above will be aggressively maintained to enhance growth of beneficial native species (where required or desired) and to preclude growth of invasive species which would affect permit compliance or aesthetics of the treatment areas. Target species include those species listed in the Florida Exotic Pest Plant Council’s 2019 Invasive Plant List. Eco-Logic Services will perform maintenance services using selective applications of appropriate herbicides specifically designed and labeled for such use. All herbicide treatments will be supervised by a state-certified aquatic herbicide applicator. Because the amount of vegetation treated should be minimal or herbaceous in nature, the treated vegetation will be left standing in place to naturally decompose. If directed by the Client, manual cutting and/or removal of treated material may be provided and billed based on an estimated additional fee under the Additional Services task or as an addendum to this Agreement.

4.0 Additional Services

Additional services requested by the Client will be provided and billed as agreed to in writing (including email) under this task. Significant items will be performed under an addendum to this Agreement. Additional Services may include water testing, manual removal of undesirable material, meetings, coordination or negotiation with the regulatory agencies regarding permit compliance, or other services not specifically detailed in this Scope of Services. Eco-Logic Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

5.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

- 1.0 Lake Management Services..... \$1,350/month**
- 2.0 Maintenance of the Ditch and Conservation Areas 6 events per year at \$2,325/event**
- 4.0 Additional Services..... to be billed as requested**

Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The Client shall pay all invoices within thirty days of receipt. The services specified above will be provided without interruption based upon automatic annual renewals. Eco-Logic Services has the option of increasing the fees up to five percent each calendar year until this Agreement is terminated pursuant to the Terms and Conditions of this Agreement.

6.0 Assumptions of this Proposal

- 6.1 The Client will make provision for Eco-Logic Services to enter the work area as required to perform services under this Agreement.
- 6.2 Upon request or as required to perform the services under this Agreement, the Client will provide all relevant plans and permits.
- 6.3 This proposal was prepared using the best information available to us at the time this Scope was compiled. Additional materials or services will be provided for additional compensation through a written amendment to this Agreement.
- 6.4 This Agreement does not include permit modifications, negotiations with regulatory agencies, or corrective actions for compliance issues.
- 6.5 No compliance monitoring is included in this Agreement.
- 6.6 Native vines (i.e., grapevine), native "weedy plants" (i.e., ragweed and dog fennel), or native upland species will not be targeted in the treatment areas. If control of these plants is desired by the Client or required by an agency, maintenance will be performed for an additional fee via an addendum to this Agreement.
- 6.7 The proposed level of preserve maintenance will be acceptable to the agencies. Additional events or treatment specifications will require additional fees via an addendum to this Agreement.
- 6.8 Preserve maintenance is prescribed to maintain compliance with the requirements for invasive species coverage. Habitat management services are not included in this Agreement.
- 6.9 The selective use of copper-based algacides and standard aquatic herbicides (including glyphosate) will be accepted as an appropriate maintenance methodology within the treatment areas. If these products are restricted, banned or otherwise not allowed to be used on the site, additional fees for alternative products will likely be required.
- 6.10 Cutting and/or removal of dead or undesirable plant material or algae is not included in this Agreement. If any hand removal is desired by the Client, or required by any agency, this service will be provided and billed as additional services as a contract addendum or as a separate Scope of Services.
- 6.11 Although not included in this Agreement, garbage and debris may be picked up by Eco-Logic Services as a courtesy to our Client in conjunction with, and incidental to, our lake management activities. Service requests for trash cleanup will be performed based on an estimated additional fee provided in writing prior to the event.
- 6.12 Maintenance fees are based on experience on similar sites. If conditions beyond our control affect the establishment of undesirable species, additional fees may be required. This may include invasion from upstream or adjacent invasive species sources, fluctuating water levels, or other factors. Should any conditions become apparent, the Client will be notified immediately and provided with an estimate for necessary remedial measures.
- 6.13 Native aquatic plants provide a host of benefits for stormwater ponds including stabilization of the bank to reduce erosion, providing habitat for wildlife, improving water quality, uptake of nutrients, and other factors. Therefore, the natural recruitment of native aquatic vegetation around the lake perimeters will be

- allowed to exist, unless directed by the Client. If it is later decided by the Client that this vegetation should be removed, manual removal of the material will require additional fees.
- 6.14 Eco-Logic Services is not responsible for cutting, treating, or removing grasses or other vegetation growing on the banks above the existing waterline, even when water levels decline. It is assumed the lawn maintenance contractor will control the growth in this transition area.
- 6.15 Because it will harm the required plants, no algae control will be provided on the littoral shelf areas or lake perimeters where native plants are growing.
- 6.16 No maintenance or repair of fountains or aerators is included in this proposal.
- 6.17 Algae control in shallow swales and sumps cannot be guaranteed. Eco-Logic Services will control algae in our regular visits but will require additional fees to return to the site to treat algae in these areas.
- 6.18 Fish kills in stormwater ponds occur for a variety of reasons. The primary cause is a phenomenon called lake turnover, but they can also be triggered by fertilizer or pesticide applications to adjacent upland areas. For this reason, Eco-Logic Services is not responsible for cleanup of dead fish. If this service is requested, Eco-Logic Services will collect and dispose of the fish on based on an estimated additional fee.
- 6.19 The fees in this Agreement do not include any sales, value added, or other taxes that may be required by the government. Any such taxes will be added to invoices as required.
- 6.20 All work products under this Agreement may be used in marketing, advertising, resume, and other similar business development materials. Use of such materials shall be in accordance with industry standards and normal business practices.
- 6.21 This proposal is offered as a package and if only a portion of the proposal is selected, Eco-Logic Services reserves the right to adjust the fees for the tasks selected.

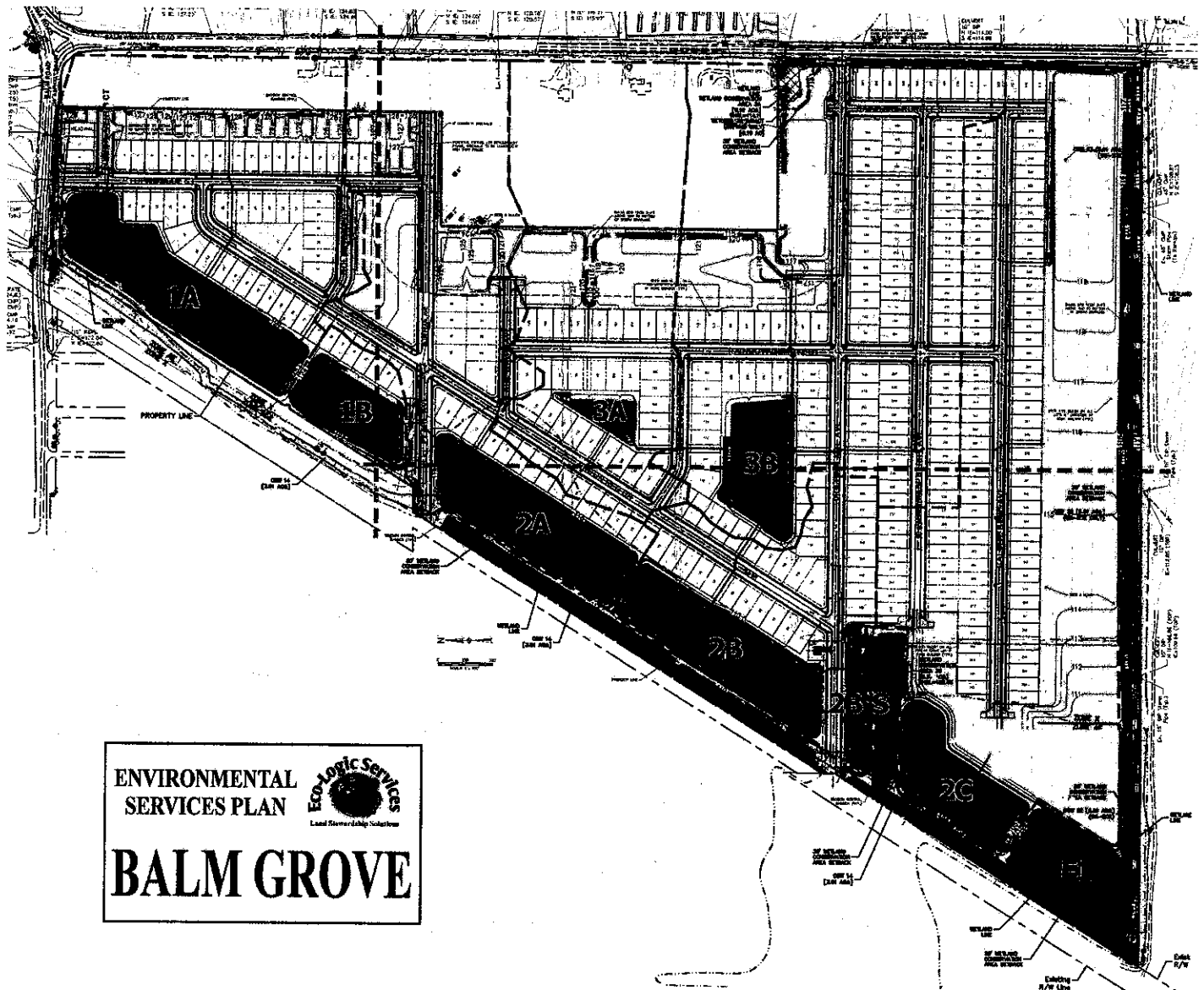


Figure 1. Site map for the Balm Grove community showing locations of the proposed work areas.

TERMS AND CONDITIONS

DESCRIPTION OF SERVICES: Eco-Logic Services will provide the services described in the Scope of Services included in this Agreement to the Client for the stated fee in accordance with these terms and conditions:

PAYMENT: Client agrees to pay Eco-Logic Services according to the Fee Schedule provided in the attached Scope of Services. Invoices shall be submitted monthly for the work performed in the previous month. If any invoice is not paid within 30 days, interest will be added to and payable on all overdue amounts at 1.5% per month (18% per year) or the maximum legal rate of interest allowable. Client shall pay all costs of collection, including without limitation, reasonable attorney fees. If Client disputes any portion of an invoice, the Client must notify Eco-Logic Services in writing of the disputed item within 10 days of the date of the invoice. If any invoice is not paid in full within 60 days of the invoice date, Eco-Logic Services may immediately suspend all or any portion of the services until payment is received in full and Eco-Logic Services has the option to treat such failure to pay as a material breach of this Agreement and/or seek legal remedies.

LIMITATION OF LIABILITY: Neither party will be liable for breach-of-contract damages suffered by the other that are remote or speculative, or that could not reasonably have been foreseen on entry into this agreement. Eco-Logic Services' liability for any breach-of-contract claims under this agreement will not exceed the Compensation received from the Client under this agreement over a six-month period immediately preceding the claim. No claim may be brought against Eco-Logic Services in contract or tort more than one year after the cause of action arose. Any claim, suit, demand or action brought under this Agreement shall be directed and/or asserted only against Eco-Logic Services and not against any employees, shareholders, officers or directors of Eco-Logic Services.

TERM: This Agreement will terminate automatically upon completion of the Scope of Services by Eco-Logic Scope of Services. For ongoing services tasks, the portion of the Agreement directly related to that task will continue in effect until terminated by either party upon 30 days written notice to the other party. In the event of any termination, Eco-Logic Services shall be paid for all services rendered and reimbursables incurred through the date of notice of termination plus this 30-day period.

FORCE MAJEURE: If performance of this Agreement or any obligations under this Agreement is prevented, restricted, or interfered with, either temporarily or permanently, by causes beyond either party's reasonable control ("Force Majeure"), then the obligations of this Agreement shall be suspended to the extent necessary by such event. The term "Force Majeure" shall include without limitation acts of nature, severe weather or other catastrophic conditions, orders or acts of military or civil authority, or by state or national emergencies, riots, or wars, or work stoppages, or any other similar event beyond the reasonable control of either party.

DISPUTE RESOLUTION: The parties will attempt to resolve any dispute out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the matter will be submitted to mediation, in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute, or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association and will be done within Sarasota County, Florida. The arbitrator's award will be final, and judgement may be entered upon it by any court having proper jurisdiction.

SEVERABILITY: If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable as if the invalid or unenforceable had never been contained within.

NOTICE: Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at the address set forth in the opening portion of this Agreement.

WAIVER OF CONTRACTUAL RIGHT: The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

CONSTRUCTION AND INTERPRETATION: The rule requiring construction or interpretation against the drafter is waived. This document shall be deemed as if it were drafted by both parties in a mutual effort.

ATTORNEY'S FEES TO PREVAILING PARTY: In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in the trial court and appeal.

ENTIRE AGREEMENT: This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. The Agreement supersedes any prior written or oral agreements between the parties.

**FIRST AMENDMENT
TO THE MANAGEMENT AND ACCOUNTING SERVICES AGREEMENT BETWEEN
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
AND INFRAMARK, LLC**

THIS AMENDMENT is entered into and executed on April 1, 2024, as set forth by and between Balm Grove Community Development District (“DISTRICT”) and Inframark, LLC.

WHEREAS, District Management Services, LLC, d/b/a Meritus Districts (“Meritus Districts”) and DISTRICT entered into a management and accounting services contract on March 30, 2021 (the “Agreement”), where Meritus Districts would provide district management services to the DISTRICT, and

WHEREAS, on January 1, 2022, the Agreement was assigned from Meritus Districts to Inframark, LLC (“MANAGER”); and

WHEREAS the MANAGER and DISTRICT now wish to amend the Agreement by adding field services and adjusting the compensation; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The Scope of Services set forth in Exhibit A of the Agreement are hereby amended to include the field services set forth in Exhibit A attached hereto.
2. The DISTRICT shall pay MANAGER \$27,048.00 annually for the field services set forth in Section 1 of this First Amendment, which shall be paid in equal monthly installments of \$2,254.00. MANAGER shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice.
3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and terms of the Agreement, the terms of this First Amendment shall prevail.
4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

(THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment as of this _____ day of March 2024.

Inframark, LLC

Balm Grove Community Development
District

By: _____

By: _____

Name: CHRIS TARASE

Name: _____

(Print)

(Print)

Title: President Community
Management Services

Title: Chairperson

Exhibit A

- Provide in-house expertise to provide vendor oversight as it pertains to the maintenance of the District's landscaping, aquatics, and facilities
- Develop and manage Requests for Proposals to include attendance at pre-bid meetings, bid openings and evaluation and recommendations to the Board.
- Once per month, the Field Manager will conduct a walk-through with each major vendor and on-site staff. At a minimum, these vendors shall include the landscape maintenance vendor, aquatics vendor, pool maintenance vendor, and any other vendor as requested by the Board. A full report will be provided with vendor responses for the Board Meeting agenda.
- Schedule tasks for ongoing maintenance or repair of District lands and facilities and verify completion or progress.
- Develop proposals and suggestions for improvements to the efficiency and/or quality of maintenance programs.
- Provide a monthly update to the District Manager for inclusion in his management report to the Board.
- For the avoidance of doubt, Manager shall not be responsible for performing any lifeguard or similar services or supervising or overseeing lifeguards hired by the District, evaluating lifeguard service providers, performing any aquatics or pool operations or maintaining and repairing the aquatics, pool, and their related appurtenances, or developing pool and aquatics rules or policies.

**MINUTES OF MEETING
BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Balm Grove Community Development District was held on Thursday, April 04, 2024, and called to order at 2:29 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson <i>(via phone)</i>
Kelly Evans	Assistant Secretary
Alberto Viera	Assistant Secretary
Ryan Motko	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of the March 07, 2024 Regular Meeting

B. Consideration of Operation and Maintenance February 2024

C. Acceptance of the Financials and Approval of the Check Register for February 2024

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda was approved. 5-0
--

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

i. Arbitrage Engagement Letter

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, The Board Approved the Arbitrage Engagement Letter from Grau & Associates was approved. 5-0

Unapproved Minutes

April 04, 2024

BALM GROVE CDD

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B. District Engineer

There being no reports, the next item followed.

C. District Manager

There being no reports, the next item followed.

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with
all in favor the meeting was adjourned at 2:30 p.m.

Bryan Radcliff
District Manager

Carlos de la Ossa
Chairperson

March 2024 Meeting

BALM GROVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	111490	\$3,333.34		DISTRICT INVOICE MARCH 2024
INFRAMARK LLC	112661	\$7.68	\$3,341.02	DISTRICT SERVICES MARCH 2024
Monthly Contract Subtotal		\$3,341.02		
Variable Contract				
ALBERTO VIERA	AV 030724	\$200.00		SUPERVISOR FEE - 03/07/24
CARLOS DE LA OSSA	CDLO 030724	\$200.00		SUPERVISOR FEE - 03/07/24
KELLY A EVANS	KE 030724	\$200.00		SUPERVISOR FEE - 03/07/24
NICHOLAS J. DISTER	ND 030724	\$200.00		SUPERVISOR FEE - 03/07/24
RYAN MOTKO	RM 030724	\$200.00		SUPERVISOR FEE - 03/07/24
Variable Contract Subtotal		\$1,000.00		
Utilities				
TECO	221009210867 031524	\$218.93		ELECTRIC - 02/10/24-03/11/24
Utilities Subtotal		\$218.93		
Regular Services				
Disclosure Technology Services, LLC	1043	\$1,500.00		1 YEAR SUBSCRIPTION
STANTEC CONSULTING SERVICES INC	2203254	\$704.00		DISTRICT ENGINEER SERVICES - 2024 FY CONSULTING
STRALEY ROBIN VERICKER	24235	\$250.00		PROFESSIONAL SERVICES - FEB 2024
Regular Services Subtotal		\$2,454.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$7,013.95		

Approved (with any necessary revisions noted):

<p>BALM GROVE CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Balm Grove Community Development
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

#111490

CUSTOMER ID

C2377

PO#**DATE**

3/1/2024

NET TERMS

Net 30

DUE DATE

3/31/2024

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services	1	Ea	291.67		291.67
District Management	1	Ea	1,375.00		1,375.00
Field Management	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	416.67		416.67
Technology / Data Storage	1	Ea	125.00		125.00
Subtotal					3,333.34

Subtotal \$3,333.34

Tax \$0.00

Total Due \$3,333.34

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Balm Grove Community Development
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

#112661

CUSTOMER ID

C2377

PO#**DATE**

3/28/2024

NET TERMS

Net 30

DUE DATE

4/27/2024

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	12	Ea	0.64		7.68
Subtotal					7.68

Subtotal

\$7.68

Tax

\$0.00

Total Due

\$7.68

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

BALM GROVE CDDMEETING DATE: March 07 2024DMS: Bryan Radcliff

AV 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

BALM GROVE CDDMEETING DATE: March 07 2024

CDLO 030724

DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

BALM GROVE CDDMEETING DATE: March 07 2024

KE 030724

DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

BALM GROVE CDDMEETING DATE: March 07 2024DMS: Bryan Radcliff

ND 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

BALM GROVE CDDMEETING DATE: March 07 2024DMS: Bryan Radcliff

RM 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00



BALM GROVE COMMUNITY DEVELOPMENT
11480 COUNTY ROAD 672, PMP
RIVERVIEW, FL 33579

Statement Date: March 15, 2024

Amount Due: \$218.93

Due Date: April 05, 2024
Account #: 221009210867

Account Summary

Current Service Period: February 10, 2024 - March 11, 2024

Previous Amount Due	\$129.75
Payment(s) Received Since Last Statement	-\$129.75

Current Month's Charges	\$218.93
--------------------------------	-----------------

Amount Due by April 05, 2024 **\$218.93**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **70.83% higher** than it was in your previous period.



Scan here to view your account online.

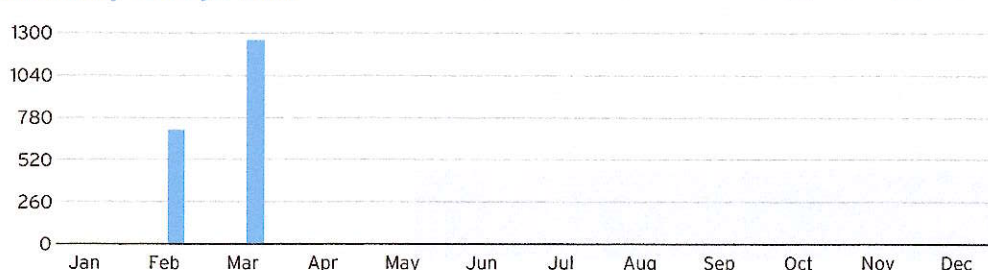
One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009210867

Due Date: April 05, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$218.93

Payment Amount: \$ _____

676075322056

00003545 FTECO103152423540110 00000 02 01000000 10196 002

BALM GROVE COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

6760753220562210092108670000000218933



Service For:
11480 COUNTY ROAD 672
PMP, RIVERVIEW, FL 33579

Account #: 221009210867
Statement Date: March 15, 2024
Charges Due: April 05, 2024

Meter Read

Meter Location: BOOSTER PUMP

Service Period: Feb 10, 2024 - Mar 11, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852833	03/11/2024	1,961	705	1,256 kWh	1	31 Days

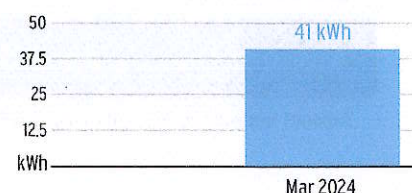
Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
	Energy Charge	1,256 kWh @ \$0.08192/kWh	\$102.89
	Fuel Charge	1,256 kWh @ \$0.03843/kWh	\$48.27
	Storm Protection Charge	1,256 kWh @ \$0.00775/kWh	\$9.73
	Clean Energy Transition Mechanism	1,256 kWh @ \$0.00427/kWh	\$5.36
	Storm Surcharge	1,256 kWh @ \$0.00225/kWh	\$2.83
	Florida Gross Receipt Tax		\$4.93
	Electric Service Cost		\$197.26
	State Tax		\$16.67
	Total Electric Cost, Local Fees and Taxes		\$213.93

	Other Fees and Charges	
	Electric Late Payment Fee	\$5.00
	Total Other Fees and Charges	\$5.00

Total Current Month's Charges \$218.93

Avg kWh Used Per Day



Important Messages

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
 Boca Raton, FL 33481 US
 +1 3059034654
 accounting@dtsmuni.com

**INVOICE**

BILL TO
Inframark
CDD:
 Balm Grove Community Development District

INVOICE **1043**
DATE **01/24/2024**

BOND SERIES
SPECIAL ASSESSMENT BONDS

BOND SERIES # 2
2022

BOND SERIES # 3
(SERIES 2022 PROJECT)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription	1,500.00

Wire: City National Bank of Florida
 ABA/Routing- 066004367
 Account #- 30000615862
 Account Name-Disclosure Technology Services LLC

BALANCE DUE**\$1,500.00**

Checks: Disclosure Technology Services, LLC
 PO Box 812681
 Boca Raton, FL 33481

License Fee for FY 23/24



INVOICE

Page 1 of 1

Invoice Number	2203254
Invoice Date	February 9, 2024
Purchase Order	215616373
Customer Number	167318
Project Number	215616373

Bill To

Balm Grove Community Development District
 Accounts Payable
 c/o Inframark
 210 North University Drive, Suite 702
 Coral Springs FL 33071
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project Balm Grove CDD - District Engineering Services

Project Manager

Stewart, Tonja L

For Period Ending

February 2, 2024

Current Invoice Total (USD)

704.00

Top Task 2024 2024 FY General Consulting**Professional Services**

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	1.75	152.00	266.00
	Stewart, Tonja L	2.00	219.00	438.00
	Subtotal Professional Services	<u>3.75</u>		<u>704.00</u>

Top Task Subtotal	2024 FY General Consulting	704.00
-------------------	----------------------------	--------

Total Fees & Disbursements704.00**INVOICE TOTAL (USD)****704.00**

Due upon receipt or in accordance with terms of the contract

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Balm Grove Community Development District

Inframark

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

March 08, 2024

Client: 001541

Matter: 000001

Invoice #: 24235

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/1/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
2/1/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.5	\$162.50
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
Total Professional Services			1.0	\$250.00

March 08, 2024

Client: 001541

Matter: 000001

Invoice #: 24235

Page: 2

Total Services	\$250.00	
Total Disbursements	\$0.00	
Total Current Charges		\$250.00
Previous Balance		\$720.00
Less Payments		(\$720.00)
PAY THIS AMOUNT		\$250.00

Please Include Invoice Number on all Correspondence

Balm Grove Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2024

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 23,362	\$ -	\$ -	\$ -	\$ -	\$ 23,362
Due From Developer	43,745	-	-	-	-	43,745
Due From Other Funds	-	661,678	-	-	-	661,678
Investments:						
Acq. & Const. (Offsite Project)	-	12,945	340,756	-	-	353,701
Acq. & Construction - Amenity	-	2,694	677,996	-	-	680,690
Acquisition & Construction Account	-	-	570,568	-	-	570,568
Other	-	847	212,888	-	-	213,735
Reserve Fund	-	614,363	-	-	-	614,363
Revenue Fund	-	691,699	-	-	-	691,699
Fixed Assets						
Construction Work In Process	-	-	-	8,665,160	-	8,665,160
Amount To Be Provided	-	-	-	-	21,435,000	21,435,000
TOTAL ASSETS	\$ 67,107	\$ 1,984,226	\$ 1,802,208	\$ 8,665,160	\$ 21,435,000	\$ 33,953,701
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Retainage Payable	-	-	114,425	-	-	114,425
Bonds Payable	-	-	-	-	21,435,000	21,435,000
Due To Other Funds	79	-	661,600	-	-	661,679
TOTAL LIABILITIES	79	-	776,025	-	21,435,000	22,211,104

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,984,226	-	-	-	1,984,226
Capital Projects	-	-	1,026,183	-	-	1,026,183
Unassigned:	67,028	-	-	8,665,160	-	8,732,188
TOTAL FUND BALANCES	67,028	1,984,226	1,026,183	8,665,160	-	11,742,597
TOTAL LIABILITIES & FUND BALANCES	\$ 67,107	\$ 1,984,226	\$ 1,802,208	\$ 8,665,160	\$ 21,435,000	\$ 33,953,701

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ 118,425	\$ 82,630	\$ (35,795)	69.77%
TOTAL REVENUES	118,425	82,630	(35,795)	69.77%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	5,000	(2,000)	166.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	2,500	1,700	59.52%
ProfServ-Info Technology	600	500	100	83.33%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	1,684	4,816	25.91%
District Counsel	9,500	3,063	6,437	32.24%
District Engineer	9,500	2,025	7,475	21.32%
Administrative Services	4,500	-	4,500	0.00%
District Management	25,000	14,250	10,750	57.00%
Accounting Services	9,000	1,750	7,250	19.44%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	27	473	5.40%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	2,500	2,516	(16)	100.64%
Legal Advertising	3,500	977	2,523	27.91%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	750	450	62.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	2,746	(2,571)	1569.14%
Total Administration	105,225	37,788	67,437	35.91%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	3,074	126	96.06%
Total Other Physical Environment	3,200	3,074	126	96.06%

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
General Fund (001)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Parks and Recreation</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Parks and Recreation	<u>10,000</u>	<u>-</u>	<u>10,000</u>	<u>0.00%</u>
TOTAL EXPENDITURES	118,425	40,862	77,563	34.50%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>41,768</u>	<u>41,768</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		25,260		
FUND BALANCE, ENDING		<u>\$ 67,028</u>		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
Series 2022 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 38,881	\$ 38,881	0.00%
Special Assmnts- CDD Collected	1,227,281	1,472,432	245,151	119.98%
TOTAL REVENUES	1,227,281	1,511,313	284,032	123.14%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	802,281	410,000	392,281	51.10%
Interest Expense	425,000	407,803	17,197	95.95%
Total Debt Service	1,227,281	817,803	409,478	66.64%
TOTAL EXPENDITURES	1,227,281	817,803	409,478	66.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	693,510	693,510	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,290,716		
FUND BALANCE, ENDING		\$ 1,984,226		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
Series 2022 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 48,930	\$ 48,930	0.00%
Developer Contribution	-	570,568	570,568	0.00%
TOTAL REVENUES	-	619,498	619,498	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,646,955	(1,646,955)	0.00%
Total Construction In Progress	-	1,646,955	(1,646,955)	0.00%
TOTAL EXPENDITURES	-	1,646,955	(1,646,955)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,027,457)	(1,027,457)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,053,640		
FUND BALANCE, ENDING		\$ 1,026,183		

BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		8,665,160		
FUND BALANCE, ENDING		<u>\$ 8,665,160</u>		

Bank Account Statement

Balm Grove CDD

Bank Account Statement: Bank Account No.: 6637, Statement No.: 24-03

Currency Code

Statement Date	03/31/24	Statement Balance	23,561.82
Balance Last Statement	30,683.32	Outstanding Bank Transactions	0.00
Statement Ending Balance	23,561.82	Subtotal	23,561.82
		Outstanding Checks	-200.00
G/L Balance at 03/31/24	23,361.82	Bank Account Balance	23,361.82

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 24-03							
01/18/24	Bank Account Ledger Entry	1130	Check for Vendor V00017		1	-200.00	-200.00
02/07/24	Bank Account Ledger Entry	1138	Check for Vendor V00017		1	-200.00	-200.00
03/05/24	Bank Account Ledger Entry	1141	Check for Vendor V00016		1	-4.41	-4.41
03/05/24	Bank Account Ledger Entry	1142	Check for Vendor V00034		1	-129.75	-129.75
03/14/24	Bank Account Ledger Entry	1143	Check for Vendor V00015		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1144	Check for Vendor V00023		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1145	Check for Vendor V00035		1	-1,500.00	-1,500.00
03/14/24	Bank Account Ledger Entry	1146	Check for Vendor V00016		1	-3,333.34	-3,333.34
03/14/24	Bank Account Ledger Entry	1147	Check for Vendor V00019		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1148	Check for Vendor V00010		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	1150	Check for Vendor V00004		1	-704.00	-704.00
03/14/24	Bank Account Ledger Entry	1151	Check for Vendor V00008		1	-250.00	-250.00
Total						-7,121.50	-7,121.50

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
Quantity				0
Total				

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
03/14/24	Payment	1149	Check for Vendor V00017	-200.00
Quantity				1
Total				-200.00