CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA PACKAGE

APRIL 24, 2019

Concorde Estates Community Development District

Inframark, Infrastructure Management Services
210 North University Drive Suite 702, Coral Springs, Florida 33071 Phone: 954-603-0033 Fax: 954-345-1292

April 17, 2019

Board of Supervisors
Concorde Estates Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Concorde Estates Community Development District will be held on **Wednesday, April 24, 2019 at 6:00 p.m.** in the Concorde Estates Clubhouse, 3151 Georgian Bay Lane, Kissimmee, Florida. Following is the advance agenda for the meeting:

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Public Comments on Agenda Items (limited to 3 mins)**
4. **Staff Report - Site/Clubhouse Manager's Report**
   - **A.** Weekly Clubhouse Reports
   - **B.** Work Orders Status Report
   - **C.** Monthly Field Manager's Report
     - i. One Time Clean-Up Proposal
   - **D.** Consideration of Proposals for Tennis Court Resurfacing and Removal of Tree Roots
   - **E.** Consideration of Proposals for Playground Equipment and Mulching
   - **F.** Consideration of Proposals for Landscape Maintenance Services RFP's
     - i. Blade Runners
     - ii. Capital Land
     - iii. Yellowstone
5. **Engineers' Report**
   - **A.** Playgrounds and Dog Park Grading
   - **B.** Engineers Report Block Access Area/Sidewalk on CDD Property
   - **C.** Engineers 2003 Report Detailing Installation and Construction of Pier on CDD Property
6. **Attorney's Report**
   - **A.** Status Update on Pending Items
7. **Manager's Report**
   - **A.** Consent Agenda
     - i. Minutes of the March 27, 2019 Meeting
     - ii. Financial Statements for March 2019
     - iii. Acceptance of FY 2018 Audit
   - **B.** Ratification of Chair Authorized Expenses Between Meetings
   - **C.** Consideration of Holding Budget Workshop on May 22, 2019 at 4pm
8. **Supervisors' Requests and Comments**
9. **Audience Comments**
10. **Adjournment**

Enclosed are attachments available for the above agenda. Additional items may be provided under separate cover when they become available or they will be distributed at the meeting.

The balance of the agenda is routine in nature and staff will present and discuss their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,
Kristen Suit
Kristen Suit
District Manager

Fourth Order of Business

4B

WORK ORDERS UPDATE

- Completed cleaning drainage at Rec Center
- Completed the cleaning of storm water structures throughout the community
- Completed sidewalk grinding and replacement
- Completed pressure washing of fence
- Elliptical machine was replaced
- Remove soccer arches from 2 locations
- Repaired lights at entrance

4C.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT FIELD MANAGEMENT REPORT

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

FIELD MAINTENANCE HIGHLIGHT REPORT

APRIL 2019

- Meet with contractors on a monthly basis and performed a drive through
- Followed up with vendors on pending items
- Reviewed and processed invoices on a weekly basis
- Returned phone calls
- Solved resident inquires made by phone and email
- Respond to emails and communications as needed

ATTACHMENTS

- Work Orders Update
- Landscape Reviews
- Sitex

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE REVIEW

Concorde Estates Landscaping Review

Issue	Location	Date	Status	Field Monitor Comments	Photos
Irrigation	Throughout the community	4/2/2019	Not completed	As per the contract : Duval shall inspect and test the irrigation system components one time per month, we only received one report from February 20, 2019 please provide the reports.	
Beds in median island	Grasmere View	4/2/2019	Not completed	Several beds have many dead plant(s).	
Beds condition	Around the recreation center	4/2/2019	Not completed	Several beds full of weeds	
Ants treatment, beds condition and dead shrub.	Main entrance at Pheasant hill	4/2/2019	Not completed		
Insects and Disease in Turf	Throughout the community	4/2/2019	Not completed	As per the contract the pest control in turf shall be provided by the contractor every month. Please provide all the reports for the pest control. We never received any report of service. Several areas is full of weeds.	
Fertilizer	Throughout the community	4/2/2019	Not completed	As per the contract all the irrigated turf shall be fertilized according the following applications: all St Augustine areas on March, April, June and August. All St. Augustine sod on February, April, May and July. Please provide February report and schedule for next terminal.	

Edging	Throughout the community	4/2/2019	Not completed	Several of sidewalks and curbs need the edging	
Edging	At Marchfield Preserve Way	4/2/2019	Not completed	Edging sidewalk, curbs and Some branch hanging over the fence. Section behind the fence not completed the all.	
Trimming	Behind the PVC fence at Stonington Bus and Westbrook Rd.	4/2/2019	Not completed	Not trimming was done	
Maintenance of paved areas.	At Grassmere View Pkwy.	4/2/2019	Not completed	As per contract all paved area including streets are to be kept weed and debris free from center of the street to the outside of the curb. The contractor shell be keep weeds out of all cracks within the asphalt. Sidewalk expansion joins shall also be kept weed free.	
Mowing	Throughout the community	4/2/2019	Not completed	Incomplete mowing on several areas. The grass be allowed to grow beyond a maximum height of five(5) inches and some section is over eight (8) inches.	

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT SITEX REPORT

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

OPERATIONS & MAINTENANCE HIGHLIGHT

SITEX AQUATICS MANAGEMENT REPORT

April 2019

All ponds were treated for shoreline vegetation as needed with a custom grass mix targeted for specific species present.

POND1- Algae treated

POND2- Algae & Hydrilla Spot treated

POND3- Algae treated

POND4- Algae & Hydrilla Spot treated

POND5- Algae spot treated

POND6- No additional treatment

POND7- Algae spot treated

POND8- Algae & Hydrilla spot treated

POND9- No additional treatment needed

POND10- Algae spot treated

ADDITIONAL NOTES:

Vegetation is starting to grow as the warm weather approaches. Algae will start to become more prevalent as the water & air both warm up. The runoff from the grass around the ponds contains high amounts nutrients & that is a major contributor to algae blooms as well. All typical of storm water retention ponds doing their part to clean the water before it runs offsite. Please don't hesitate to reach out to my staff or myself if you need anything at all.

Regards

Joe Craig

Sitex Aquatics LLC.

4Ci.

INFRAMARK
WATER INFRASTRUCTURE OPERATIONS

Work Order Authorization 015033

March 16, 2019

To: Concorde Estates CDD
313 Campus Street
Celebration, FL. 34747
407-566-1935

Concorde Estates CDD	

	Description		Hours	Total
	Clean up area behind white vinyl fence.	$ 29.00	80	$ 2,320.00
				$ -
				$ -
				$ -
				$ -
				$ -
				$ 2,320.00

Prepared by Inframark, Ariel Medina, Field Services Supervisor

_____

Thank you for your business!

4E.

Summary of Playground Proposals

Concorde Estates CDD

Summary of Playground Proposals
Concorde Estates CDD

Greatbear Playground

PRO PLAYGROUNDS	WOOD MULCH	RUBBER MULCH	PIP	ARTIFICIAL TURF	Cost of New Equipment	Cost to Remove Old Equipment	TOTAL COST WITH WOOD MULCH	TOTAL COST WITH RUBBER MULCH	TOTAL COST WITH PIP	TOTAL COST WITH ARTIFICIAL TURF
Grand Venetian	$ 8,400.00	$ 17,000.00	$ 31,460.00	$ 29,300.00	$ 26,260.00	$ 2,450.00	$37,110.00	$ 45,710.00	$ 60,170.00	$ 58,010.00
Marina Bay	$ 8,400.00	$ 17,000.00	$ 31,460.00	$ 29,300.00	$ 31,400.00	$ 2,450.00	$42,250.00	$ 50,850.00	$ 65,310.00	$ 63,150.00
Cloud Cathcher	$ 8,400.00	$ 17,000.00	$ 31,460.00	$ 29,300.00	$ 38,330.00	$ 2,450.00	$49,180.00	$ 57,780.00	$ 72,240.00	$ 70,080.00
GAMETIME	**WOOD MULCH**	**RUBBER MULCH**	**PIP**	**ARTIFICIAL TURF**	**Cost of New Equipment**	**Cost to Remove Old Equipment**	**TOTAL COST WITH WOOD MULCH**	**TOTAL COST WITH RUBBER MULCH**	**TOTAL COST WITH PIP**	**TOTAL COST WITH ARTIFICIAL TURF**
PT19010 WEST BEND	$ 5,830.00	$ 12,100.00	$ 38,126.00	$ 44,330.00	$ 46,446.60	$ 1,275.00	$56,131.37	$ 64,561.37	$ 90,587.37	$ 96,791.37

Shipping Cost for Quote 85286	$ 2,579.77
Shipping Cost for Quotes 85285, 85489, 85492	$ 4,739.77

Stonington Playground

Pro Playgrounds	Wood Mulch Surface	Rubber Mulch Surface	PIP	ARTIFICIAL TURF	Cost of New Equipment	Cost to Remove Old Equipment	TOTAL COST WITH WOOD MULCH	TOTAL COST WITH RUBBER MULCH	TOTAL COST WITH PIP	TOTAL COST WITH ARTIFICIAL TURF
Nothingham	$ 9,880.00	$ 19,130.00	$ 41,900.00	$ 35,325.00	$ 28,950.00	$ 2,950.00	$41,780.00	$ 51,030.00	$ 73,800.00	$ 67,225.00
Lost Monarch	$ 9,880.00	$ 19,130.00	$ 41,900.00	$ 35,325.00	$ 40,195.00	$ 2,950.00	$53,025.00	$ 62,275.00	$ 85,045.00	$ 78,470.00
Canyon Creek	$ 9,880.00	$ 19,130.00	$ 41,900.00	$ 35,325.00	$ 52,180.00	$ 2,950.00	$65,010.00	$ 74,260.00	$ 97,030.00	$ 90,455.00
Gametime	**WOOD MULCH**	**RUBBER MULCH**	**PIP**	**ARTIFICIAL TURF**	**Cost of New Equipment**	**Cost to Remove Old Equipment**	**TOTAL COST WITH WOOD MULCH**	**TOTAL COST WITH RUBBER MULCH**	**TOTAL COST WITH PIP**	**TOTAL COST WITH ARTIFICIAL TURF**
PT17017 FOREST PATH	$ 11,364.10	$ 18,904.35	$ 54,599.70	$ 62,763.60	$ 41,825.00	$ 1,800.00	$ 57,257.26	$ 66,957.51	$ 102,652.86	$ 110,816.76

Shipping Cost for Quote 85283	$ 2,268.16
Shipping Cost for Quotes 8582, 85487, 85488	$ 4,428.16

PRO PLAYGROUNDS	WOOD MULCH	RUBBER MULCH	PIP	ARTIFICIAL TURF	Cost of New Equipment with Shade	Cost to Remove Old Equipment	TOTAL COST WITH WOOD MULCH	TOTAL COST WITH RUBBER MULCH	TOTAL COST WITH PIP	TOTAL COST WITH ARTIFICIAL TURF
Crooked Creek	$ 11,364.10	$ 18,904.35	$ 54,599.70	$ 62,763.60	$ 52,340.00	$ 1,800.00	$ 65,504.10	$ 73,044.35	$ 108,739.70	$ 116,903.60

Greatbear Proposals

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5357

Project Name

IPEMA CERTIFIED ASTM F1487

100% GUARANTEE BEST PRICE 100% GUARANTEE

WE WILL BEAT ANY PRICE BY 5%!

Customer / Bill To	Ship To
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747	3051 Greatbear Way Kissimmee FL 34746

Item	Description	Qty	Cost	Total:
	~GREATBEAR EQUIPMENT~ Furnish labor & materials to complete the following: 1. Installation of new playsystem (Grand Venetian)			
	PLAYGROUND EQUIPMENT			
PKP029	Grand Venetian playsystem	1	13,592.00	13,592.00
Shipping	Combined Shipping and Freight Charges	1	2,444.75	2,444.75
	RAW MATERIALS			
CC80	Concrete for Anchoring	48	4.30	206.40
FBLOCK	Footer Blocks	32	2.00	64.00
	LABOR, INSTALLATION & MISC			
MINEXDAY	Mini Excavator Daily Rental	1	577.85	577.85
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	8,725.00	8,725.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipmet and surfacing, the additional cost will be $2,450 (which includes 2 additional dumpsters)			

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$26,260.00
Sales Tax: (7.5%)	$0.00
Total:	$26,260.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

Grand Venetial - Neutral

Grand Venetian - Primary

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5361

Project Name

Customer / Bill To
Attn: Ariel Medina
Inframark Infrastructures Mgmt Services
313 Campus St
Celebration FL 34747

Ship To
3051 Greatbear Way
Kissimmee FL 34746

WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	~GREATBEAR EQUIPMENT~ Furnish labor & materials to complete the following: 1. Installation of new playsystem (Marina Bay)			
	PLAYGROUND EQUIPMENT			
KS144	Marina Bay Play System	1	16,675.00	16,675.00
Shipping	Combined Shipping and Freight Charges	1	2,555.65	2,555.65
	RAW MATERIALS			
CC80	Concrete for Anchoring	55	4.30	236.50
FBLOCK	Footer Blocks	40	2.00	80.00
	LABOR, INSTALLATION & MISC			
MINEXDAY	Mini Excavator Daily Rental	1	577.85	577.85
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	10,625.00	10,625.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipmet and surfacing, the additional cost will be $2,450 (which includes 2 additional dumpsters)			

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$31,400.00
Sales Tax: (7.5%)	$0.00
Total:	$31,400.00

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MARINA BAY Playsystem

MARINA BAY Playsystem

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5360

Project Name

Customer / Bill To
Attn: Ariel Medina
Inframark Infrastructures Mgmt Services
313 Campus St
Celebration FL 34747

Ship To
3051 Greatbear Way
Kissimmee FL 34746

WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	~GREATBEAR EQUIPMENT~ Furnish labor & materials to complete the following: 1. Installation of new playsystem (Cloud Catcher)			
	PLAYGROUND EQUIPMENT			
MP300-Cloud C...	Cloud Catcher Playsystem	1	20,515.00	20,515.00
Shipping	Combined Shipping and Freight Charges	1	3,162.55	3,162.55
	RAW MATERIALS			
CC80	Concrete for Anchoring	62	4.30	266.60
FBLOCK	Footer Blocks	44	2.00	88.00
	LABOR, INSTALLATION & MISC			
MINEXDAY	Mini Excavator Daily Rental	1	577.85	577.85
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	13,070.00	13,070.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipmet and surfacing, the additional cost will be $2,450 (which includes 2 addtional dumpsters)			

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$38,330.00
Sales Tax: (7.5%)	$0.00
Total:	**$38,330.00**

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CLOUD CATCHER Playsystem

CLOUD CATCHER Playsystem

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/20/2019	5394

Project Name

Customer / Bill To

Attn: Ariel Medina
Inframark Infrastructures Mgmt Services
313 Campus St
Celebration FL 34747

Ship To

3051 Greatbear Way
Kissimmee FL 34746

100% GUARANTEE BEST PRICE 100% GUARANTEE

WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor & materials to complete the following: 1. Installation of x54 12" border timbers, weed barrier for 2,500 sq ft and x93 CY of EWF (Engineered wood fiber) mulch			
	EWF SAFETY SURFACING PRODUCTS			
EWFM	Engineered Wood Fiber Playground Mulch	93	48.00	4,464.00
APS-Border 12	APS-Border 12 - 12' Border Timber with Spike - Black	54	27.00	1,458.00
GFAB	Weed Barrier	2,500	0.20	500.00
LPIN	Landscape pins for securing underlayment	3	55.00	165.00
Shipping	Combined Shipping and Freight Charges	1	490.00	490.00
	LABOR, INSTALLATION & MISC			
LBRMU	Labor and Installation of Mulch Products	1	1,323.00	1,323.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$8,400.00
Sales Tax: (7.5%)	$0.00
Total:	$8,400.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5348

Project Name

IPEMA CERTIFIED ASTM F1292 · IPEMA CERTIFIED ASTM F2075 · IPEMA CERTIFIED ASTM F1487

100% GUARANTEE BEST PRICE 100% GUARANTEE

WE WILL BEAT ANY PRICE BY 5%!

Customer / Bill To	Ship To
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747	3051 Greatbear Way Kissimmee FL 34746

Item	Description	Qty	Cost	Total:
	~GREATBEAR RUBBER MULCH~ Furnish labor & materials to complete the following: 1. Installation of x17 super sacks of colored rubber mulch, weed barrier for 2,500 sq ft and x56 border at 6" height			
	RUBBER MULCH SAFETY SURFACING			
RMSK-BLUE	Colored Playground Mulch - 2000lb Super Sack	17	499.00	8,483.00
APS-Border 8	8' Border Timber With Spike - Black	56	24.00	1,344.00
GFAB	Weed Barrier	2,500	0.20	500.00
LPIN	Landscape pins for securing underlayment	3	55.00	165.00
Shipping	Combined Shipping and Freight Charges	1	1,734.90	1,734.90
	LABOR, INSTALLATION & MISC			
FLIFTDAY	Telescopic Fork Lift Daily Rental	1	1,308.10	1,308.10
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRMU	Labor and Installation of Mulch Products	1	2,815.00	2,815.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$17,000.00
Sales Tax: (7.5%)	$0.00
Total:	**$17,000.00**

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Blue Rubber Mulch

Blue Rubber Mulch is the top color choice with kids for use in playgrounds and play areas. This color is frequently used to create the illusion of water and helps expand imaginary play.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

Cedar Red Rubber Mulch

Cedar Red is our most popular selling playground rubber mulch color. The natural look and color blends well with almost all playground equipment colors and designs.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

Mocha Brown Rubber Mulch

Mocha Brown is a very popular and versatile color. This warm, natural tone allows the colors and design of most playground equipment to stand out.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

Espresso Black Rubber Mulch

Espresso Black is ideal for those looking for a rich, sophisticated look. This deep, rich color helps showcase the colors and design features of any playground or play area.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

Green Rubber Mulch

Green Rubber Mulch is a great color for those who desire fun and creativity throughout the playground and play areas. This color resembles the look of natural grass.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

Uncoated Rubber Mulch

Raw, uncoated rubber mulch. Traditionally used in playgrounds under tiles or other types of safety surfaces and not as the main safety surface.

Available Sizes: 76.9 cu ft super sack

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5344

Project Name

IPEMA CERTIFIED ASTM F1292 · IPEMA CERTIFIED ASTM F1487 · IPEMA CERTIFIED ASTM F1487

100% GUARANTEE BEST PRICE 100% GUARANTEE

WE WILL BEAT ANY PRICE BY 5%!

Customer / Bill To	Ship To
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747	3051 Greatbear Way Kissimmee FL 34746

Item	Description	Qty	Cost	Total:
	~GREATBEAR PIP~ Furnish labor & materials to complete the following: 1. Installation of x45 tons aggregate base at 4" depth 2. Installation of SBR at 2" thickness for 2,500 sq ft and EPDM granules at 50/50 or 50/25/25			
	PIP PRODUCTS			
EPDM-B	55lb Premium EPDM Black Granule1-4mm	53	28.00	1,484.00
EPDM-C	55lb Premium EPDM Colored Granule 1-4mm	53	73.16302	3,877.64
SBR	Shredded Rubber Buffings	225	24.00	5,400.00
ARBINDER	5 Gallon Aromatic Binder	72	104.00	7,488.00
Shipping	Combined Shipping and Freight Charges	1	1,705.36	1,705.36
	RAW MATERIALS			
AGG	Locally sourced crushed aggregate base materials (ABC Crush and Run Typical)	45	42.00	1,890.00
	LABOR, INSTALLATION & MISC			
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPIP	Labor and Installation - Aggregate base	1	2,570.00	2,570.00
LBRPIP	Labor and Installation - SBR & EPDM granules	1	10,395.00	10,395.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$35,460.00
Sales Tax: (7.5%)	$0.00
Total:	**$35,460.00**

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

Poured In Place Color Granule Options

50/50 Granules

50/25/25 Granules

PIP with 50/50 granules

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5346

Project Name

Customer / Bill To
Attn: Ariel Medina
Inframark Infrastructures Mgmt Services
313 Campus St
Celebration FL 34747

Ship To
3051 Greatbear Way
Kissimmee FL 34746

WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	~GREATBEAR TURF~ Furnish labor & materials to complete the following: 1. Installation of x25 tons aggregate base at 3" depth and nailer edge for 2,500 sq ft 2. Installation of Artificial turf, padding & infill for 2,500 sq ft			
	ARTIFICIAL TURF PRODUCTS			
SB-66	S Blade 66 (66oz, 1-3/4' PH - 15' x 75' Roll)	2,700	2.99	8,073.00
TPAD2	Lawn Pad 2-1/8'	97	52.00	5,044.00
PU2K	Mapei Ultrabond Turf PU 2k - 2 Gal	4	90.00	360.00
SANDBG	Play Sand, 50lb Bag	100	4.85	485.00
STAPE	Seam Tape	334	0.76416	255.23
CUTFEE	Turf Cut Fee Per Roll	3	35.00	105.00
Shipping	Combined Shipping and Freight Charges	1	868.27	868.27
	RAW MATERIALS			
AGG	Locally sourced crushed aggregate base materials	25	42.00	1,050.00
PTBDR	Pressure Treated Border and Hardware	230	1.75	402.50
	LABOR, INSTALLATION & MISC			
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRT	Labor and Installation - Aggregate base & nailer edge	1	1,638.00	1,638.00
LBRT	Labor and Installation - Artificial turf, padding & infill	1	10,369.00	10,369.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$29,300.00
Sales Tax: (7.5%)	$0.00
Total:	**$29,300.00**

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

Artificial Turf - S BLADE 66

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

QUOTE #85286

03/22/2019

Greatbear Park – Option 2

Inframark IMS
Attn: Ariel Medina
313 Campus Street
Celebration, FL 34747
Phone: 281-831-0139
ariel.medina@inframark.com

Ship To Zip: 34747

Qty	Part #	Description	List $	% Disc.	Selling $	Ext. Selling $
1	RDU	Game Time - PT19010 West Bend	$45,038.00	30.00	$31,526.60	$31,526.60
2200	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.) - 1" mulch - *Includes removal of spoils*			$0.50	$1,100.00 (B)
1	Removal	5-Star Plus - Removal of Existing Playground Equipment - *Includes disposal*			$1,275.00	$1,275.00
1	Install	5-Star Plus - Five Star Plus Playground Installation Services - *Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!*			$12,675.00	$12,675.00
1	Spread	5-Star Plus - Spreading of Wood Fiber - *Wood Fiber will be delivered by large truck and dumped in staging area. Installer will use bob-cat or similar to move wood fiber into site, one load at time. Installer not responsible for sod or sidewalks from staging area to job site.*			$770.00	$770.00 (A)
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings			$995.00	$995.00
1	Permits	5-Star Plus - Building Permits - *Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. Includes two visits to the permit office, if additional time spent acquiring permits, final invoice to be adjusted.* ***Site Plans are to be provided by the owner for the permit application.***			$1,250.00	$1,250.00
2200	EWF-12	GT-Impax - Engineered Wood Fiber - 10" Compacted Depth - *per sq. ft. - ADA Compliant - IPEMA Certified - ASTM F1292 & F1951 Compliant*			$1.80	$3,960.00 (A)

Greatbear Park ~ Option 2

QUOTE
#85286

03/22/2019

Customer to allow for access by removing fence section

SubTotal:	$53,551.60
Tax:	$2,615.73
Freight:	$2,579.77
Total Amount:	**$58,747.10**

This quote was prepared by Cindy Robinson, Project Manager.
For questions or to order please call - 800-432-0162 ext. 110 cindy@gametime.com

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Payment Terms: Payment in Full with Order!
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Shipment: F.O.B. factory, order shall ship within 45 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.
Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.
Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

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ORDER INFORMATION

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Contact: _____ Contact: _____

Address: _____ Address: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Tel: _____ Fax: _____ Tel: _____ Fax: _____

Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

E-Mail: _____ Purchase Amount: **$58,747.10**

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
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800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

QUOTE #85285

03/25/2019

Greatbear Park ~ Option 1

Inframark IMS
Attn: Ariel Medina
313 Campus Street
Celebration, FL 34747
Phone: 281-831-0139
ariel.medina@inframark.com

Ship To Zip: 34747

Qty	Part #	Description	List $	% Disc.	Selling $	Ext. Selling $
1	RDU	Game Time - PT19010 West Bend	$45,038.00	30.00	$31,526.60	$31,526.60
2200	Shred-8	GT-Impax - Shredded Rubber Surfacing - Loose Fill - - *8" - ASTM Compliant*			$4.50	$9,900.00 (a)
2200	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.) - 1" mulch - *Includes removal of spoils*			$0.50	$1,100.00 (a)
1	Removal	5-Star Plus - Removal of Existing Playground Equipment - *Includes disposal*			$1,275.00	$1,275.00
1	Install	5-Star Plus - Five Star Plus Playground Installation Services - *Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!*			$12,675.00	$12,675.00
1	Spread	5-Star Plus - Spreading of Shredded Rubber - *includes offloading of materials*			$1,100.00	$1,100.00 (a)
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings			$995.00	$995.00
1	Permits	5-Star Plus - Building Permits - *Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. Includes two visits to the permit office, if additional time spent acquiring permits, final invoice to be adjusted.* ***Site Plans are to be provided by the owner for the permit application.***			$1,250.00	$1,250.00

Customer to allow for access by removing fence section

SubTotal:	$59,821.60
Tax:	$3,544.98
Freight:	$4,739.77
Total Amount:	**$68,106.35**

Greatbear Park ~ Option 1

QUOTE
#85285

03/25/2019

This quote was prepared by Cindy Robinson, Project Manager.
For questions or to order please call - 800-432-0162 ext. 110 cindy@gametime.com

Permits are not included in cost, unless specifically listed in pricing. If permits are required Signed/Sealed drawings are usually needed and are also not included unless specifically listed in pricing. Any costs for muncipal permits, paid by installer, will be charged back to the owner. Adding permits to any job will increase the length of completion, expect total time to be about **120 days**, after receipt of Site Plan from owner/ customer (this is not due to manufacturing but rather the permit process at the muncipality level). It is expected that the **owner will provide approved site plans** of the area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot provide site plans. The permit process can not begin until the site plans are available. If additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers, etc.

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Pricing: Firm for 60 days from date of quotation.
Shipment: F.O.B. factory, order shall ship within 45 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.
Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.
Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

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ORDER INFORMATION

Bill To: _____ Ship To: _____

Contact: _____ Contact: _____

Address: _____ Address: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Tel: _____ Fax: _____ Tel: _____ Fax: _____

Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

E-Mail: _____ Purchase Amount: **$68,106.35**

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

QUOTE #85489

04/15/2019

Greatbear Park – PIP

Inframark IMS
Attn: Ariel Medina
313 Campus Street
Celebration, FL 34747
Phone: 281-831-0139
ariel.medina@inframark.com

Ship To Zip: 34747

Quantity	Part #	Description	Unit Price	Amount
1	RDU	Game Time - PT19010 West Bend	$31,526.60	$31,526.60
2200	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.) - 1" mulch - *Includes removal of spoils*	$0.50	$1,100.00 (a)
1	Removal	5-Star Plus - Removal of Existing Playground Equipment - *Includes disposal*	$1,275.00	$1,275.00
1	Install	5-Star Plus - Five Star Plus Playground Installation Services - *Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!*	$12,675.00	$12,675.00
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings	$995.00	$995.00
1	Permits	5-Star Plus - Building Permits - *Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. Includes two visits to the permit office, if additional time spent acquiring permits, final invoice to be adjusted.* ***Site Plans are to be provided by the owner for the permit application.***	$1,250.00	$1,250.00
2200	Poured-6	GT-Impax - Poured Rubber Surfacing - 6' fall height - *50% Standard Color - Aromatic Binder - 1/2" EPDM Cap - 5-year warranty*	$13.58	$29,876.00 (a)
2200	Crush	GT-Impax - Crushed & Compacted Stone Sub-Base (sq. ft.) - *Warranty to match Surfacing Warranty (5-years). Installed per specification of Unitary Surfacing requirements.*	$3.25	$7,150.00 (a)

Customer to allow for access by removing fence section

SubTotal:	$85,847.60
Tax:	$4,960.68
Freight:	$4,739.77
Total Amount:	**$95,548.05**

Greatbear Park ~ PIP

QUOTE
#85489

04/15/2019

This quote was prepared by Cindy Robinson, Project Manager.
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Unitary Surfacing Notes : The installer of the Unitary Surfacing (Poured, Bonded, Turf, Tiles) is not the same installer of the playground equipment. However, your certified equipment installer will coordinate the timing of the unitary surfacing installation, but more than likely they will not be on-site at the time. They will continue to be your contact should you have any questions. Security is needed to protect surfacing at night or after installation as the product set. Normally it is not needed or a concern, however in some areas additional security is needed to prevent vandalism. **Security is not included.** Vandalism will be the responsible of the owner.

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Contact: _____ Contact: _____

Address: _____ Address: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Tel: _____ Fax: _____ Tel: _____ Fax: _____

Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

E-Mail: _____ Purchase Amount: **$95,548.05**

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

QUOTE #85492

04/15/2019

Greatbear Park ~ TURF

Inframark IMS
Attn: Ariel Medina
313 Campus Street
Celebration, FL 34747
Phone: 281-831-0139
ariel.medina@inframark.com

Ship To Zip: 34747

Quantity	Part #	Description	Unit Price	Amount
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2200	Turf-6	GT-Impax - Synthetic Turf Surfacing - 6' fall height - *Standard Turf Surfacing with infill - pricing includes crushed stone sub-base (borders separate)*	$16.40	$36,080.00 (a)
2200	Crush	GT-Impax - Crushed & Compacted Stone Sub-Base (sq. ft.) - *Warranty to match Surfacing Warranty (5-years). Installed per specification of Unitary Surfacing requirements.*	$3.25	$7,150.00 (a)

Greatbear Park ~ TURF

QUOTE
#85492

04/15/2019

Customer to allow for access by removing fence section

SubTotal:	$92,051.60
Tax:	$5,425.98
Freight:	$4,739.77
Total Amount:	**$102,217.35**

This quote was prepared by Cindy Robinson, Project Manager.
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Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

E-Mail: _____ Purchase Amount: **$102,217.35**

Stonington Proposals

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5354

Project Name

Customer / Bill To
Attn: Ariel Medina
Inframark Infrastructures Mgmt Services
313 Campus St
Celebration FL 34747

Ship To
3000 Stonington Run
Kissimmee, FL 34746

WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	~STONINGTON EQUIPMENT~ Furnish labor & materials to complete the following: 1. Installation of new playsystem (Nottingham)			
	PLAYGROUND EQUIPMENT			
MP117-Nottingh...	Nottingham Playground	1	14,779.00	14,779.00
Shipping	Combined Shipping and Freight Charges	1	2,259.90	2,259.90
	RAW MATERIALS			
CC80	Concrete for Anchoring	58	4.30	249.40
FBLOCK	Footer Blocks	40	2.00	80.00
	LABOR, INSTALLATION & MISC			
MINEXDAY	Mini Excavator Daily Rental	2	577.85	1,155.70
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	9,776.00	9,776.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipmet and surfacing, the additional cost will be $2,950 (which includes 2 additional dumpsters)			

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$28,950.00
Sales Tax: (7.5%)	$0.00
Total:	$28,950.00

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NOTTINGHAM Playsystem

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5356

Project Name

Customer / Bill To
Attn: Ariel Medina
Inframark Infrastructures Mgmt Services
313 Campus St
Celebration FL 34747

Ship To
3000 Stonington Run
Kissimmee, FL 34746

WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	~STONINGTON EQUIPMENT~ Furnish labor & materials to complete the following: 1. Installation of new playsystem (Lost Monarch)			
	PLAYGROUND EQUIPMENT			
PNT004	Lost Monarch Playground System	1	23,080.00	23,080.00
Shipping	Combined Shipping and Freight Charges	1	2,906.70	2,906.70
	RAW MATERIALS			
CC80	Concrete for Anchoring	72	4.30	309.60
FBLOCK	Footer Blocks	48	2.00	96.00
	LABOR, INSTALLATION & MISC			
MINEXDAY	Mini Excavator Daily Rental	2	577.85	1,155.70
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	11,997.00	11,997.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipmet and surfacing, the additional cost will be $2,950 (which includes 2 addtional dumpsters)			

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$40,195.00
Sales Tax: (7.5%)	$0.00
Total:	**$40,195.00**

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

LOST MONARCH Playsystem

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5351

Project Name

IPEMA CERTIFIED ASTM F1487

100% GUARANTEE BEST PRICE 100% GUARANTEE

WE WILL BEAT ANY PRICE BY 5%!

Customer / Bill To	Ship To
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747	3000 Stonington Run Kissimmee, FL 34746

Item	Description	Qty	Cost	Total:
	~STONINGTON EQUIPMENT~ Furnish labor & materials to complete the following: 1. Installation of new playsystem (CANYON CREEK)			
	PLAYGROUND EQUIPMENT			
NT300-Canyon ...	Canyon Creek Playsystem	1	32,215.00	32,215.00
Shipping	Combined Shipping and Freight Charges	1	2,924.70	2,924.70
	RAW MATERIALS			
CC80	Concrete for Anchoring	62	4.30	266.60
FBLOCK	Footer Blocks	44	2.00	88.00
	LABOR, INSTALLATION & MISC			
MINEXDAY	Mini Excavator Daily Rental	2	577.85	1,155.70
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPG	Labor and Installation - Playground Equipment	1	14,880.00	14,880.00
	Note: If customer elects for Pro Playgrounds to remove the existing play equipmet and surfacing, the additional cost will be $2,950 (which includes 2 additional dumpsters)			

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$52,180.00
Sales Tax: (7.5%)	$0.00
Total:	**$52,180.00**

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

Canyon Creek (view 1)

Canyon Creek (view 2)

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/20/2019	5397

Project Name

IPEMA CERTIFIED ASTM F1292 · IPEMA CERTIFIED ASTM F1487 · IPEMA CERTIFIED ASTM F1487

100% GUARANTEE BEST PRICE 100% GUARANTEE

WE WILL BEAT ANY PRICE BY 5%!

Customer / Bill To	Ship To
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747	3000 Stonington Run Kissimmee, FL 34746

Item	Description	Qty	Cost	Total:
	Furnish labor & materials to complete the following: 1. Installation of x54 12" border timbers, weed barrier for 3,050 sq ft and x113 CY of EWF (Engineered wood fiber) mulch			
	EWF SAFETY SURFACING PRODUCTS			
EWFM	Engineered Wood Fiber Playground Mulch	113	48.00	5,424.00
APS-Border 12	APS-Border 12 - 12' Border Timber with Spike - Black	54	27.00	1,458.00
GFAB	Weed Barrier	3,050	0.20	610.00
LPIN	Landscape pins for securing underlayment	3	55.00	165.00
Shipping	Combined Shipping and Freight Charges	1	490.00	490.00
	LABOR, INSTALLATION & MISC			
LBRMU	Labor and Installation of Mulch Products	1	1,733.00	1,733.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$9,880.00
Sales Tax: (7.5%)	$0.00
Total:	**$9,880.00**

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5347

Project Name

Customer / Bill To
Attn: Ariel Medina
Inframark Infrastructures Mgmt Services
313 Campus St
Celebration FL 34747

Ship To
3000 Stonington Run
Kissimmee, FL 34746

WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	~STONINGTON RUBBER MULCH~ Furnish labor & materials to complete the following: 1. Installation of x20 super sacks of colored rubber mulch, weed barrier for 3,050 sq ft and x56 border at 8" height			
	RUBBER MULCH SAFETY SURFACING			
RMSK-BLUE	Colored Playground Mulch - 2000lb Super Sack	20	499.00	9,980.00
APS-Border 8	8' Border Timber With Spike - Black	56	24.00	1,344.00
GFAB	Weed Barrier	3,050	0.20	610.00
LPIN	Landscape pins for securing underlayment	3	55.00	165.00
Shipping	Combined Shipping and Freight Charges	1	1,867.90	1,867.90
	LABOR, INSTALLATION & MISC			
FLIFTDAY	Telescopic Fork Lift Daily Rental	1	1,308.10	1,308.10
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRMU	Labor and Installation of Mulch Products	1	3,205.00	3,205.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$19,130.00
Sales Tax: (7.5%)	$0.00
Total:	**$19,130.00**

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

Blue Rubber Mulch

Blue Rubber Mulch is the top color choice with kids for use in playgrounds and play areas. This color is frequently used to create the illusion of water and helps expand imaginary play.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

Cedar Red Rubber Mulch

Cedar Red is our most popular selling playground rubber mulch color. The natural look and color blends well with almost all playground equipment colors and designs.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

Mocha Brown Rubber Mulch

Mocha Brown is a very popular and versatile color. This warm, natural tone allows the colors and design of most playground equipment to stand out.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

Espresso Black Rubber Mulch

Espresso Black is ideal for those looking for a rich, sophisticated look. This deep, rich color helps showcase the colors and design features of any playground or play area.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

Green Rubber Mulch

Green Rubber Mulch is a great color for those who desire fun and creativity throughout the playground and play areas. This color resembles the look of natural grass.

Available Sizes: 0.8 cu ft bags, 38.5 cu ft super sack, 76.9 cu ft super sack

Uncoated Rubber Mulch

Raw, uncoated rubber mulch. Traditionally used in playgrounds under tiles or other types of safety surfaces and not as the main safety surface.

Available Sizes: 76.9 cu ft super sack

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5343

Project Name

Customer / Bill To
Attn: Ariel Medina
Inframark Infrastructures Mgmt Services
313 Campus St
Celebration FL 34747

Ship To
3000 Stonington Run
Kissimmee, FL 34746

WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	~STONINGTON PIP~ Furnish labor & materials to complete the following: 1. Installation of x55 tons aggregate base at 4" depth 2. Installation of SBR at 2" thickness for 3,050 sq ft and EPDM granules at 50/50 or 50/25/25			
	PIP PRODUCTS			
EPDM-B	55lb Premium EPDM Black Granule1-4mm	64	28.00	1,792.00
EPDM-C	55lb Premium EPDM Colored Granule 1-4mm	64	73.16297	4,682.43
SBR	Shredded Rubber Buffings	275	24.00	6,600.00
ARBINDER	5 Gallon Aromatic Binder	87	104.00	9,048.00
Shipping	Combined Shipping and Freight Charges	1	2,090.00	2,090.00
	RAW MATERIALS			
AGG	Locally sourced crushed aggregate base materials (ABC Crush and Run Typical)	55	42.00	2,310.00
	LABOR, INSTALLATION & MISC			
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRPIP	Labor and Installation - Aggregate base	1	3,131.33	3,131.33
LBRPIP	Labor and Installation - SBR & EPDM granules	1	11,686.24	11,686.24

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

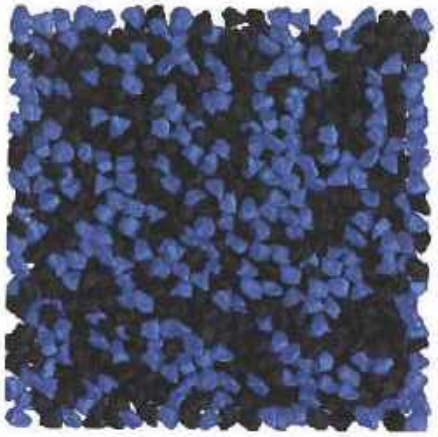
Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$41,990.00
Sales Tax: (7.5%)	$0.00
Total:	$41,990.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

Poured In Place Color Granule Options

50/50 Granules



50/25/25 Granules

PIP with 50/50 granules

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/18/2019	5345

Project Name

Customer / Bill To
Attn: Ariel Medina
Inframark Infrastructures Mgmt Services
313 Campus St
Celebration FL 34747

Ship To
3000 Stonington Run
Kissimmee, FL 34746

100% GUARANTEED BEST PRICE 100% GUARANTEED

WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	~STONINGTON TURF~ Furnish labor & materials to complete the following: 1. Installation of x30 tons aggregate base at 3" depth and nailer edge for 3,050 sq ft 2. Installation of Artificial turf, padding & infill for 3,050 sq ft			
	ARTIFICIAL TURF PRODUCTS			
SB-66	S Blade 66 (66oz, 1-3/4" PH - 15' x 75' Roll)	3,300	2.99	9,867.00
TPAD2	Lawn Pad 2-1/8'	118	52.00	6,136.00
PU2K	Mapei Ultrabond Turf PU 2k - 2 Gal	4	90.00	360.00
SANDBG	Play Sand, 50lb Bag	122	4.85	591.70
STAPE	Seam Tape	407	0.76413	311.00
CUTFEE	Turf Cut Fee Per Roll	4	35.00	140.00
Shipping	Combined Shipping and Freight Charges	1	954.80	954.80
	RAW MATERIALS			
AGG	Locally sourced crushed aggregate base materials	30	42.00	1,260.00
PTBDR	Pressure Treated Border and Hardware	230	1.75	402.50
	LABOR, INSTALLATION & MISC			
Dumpster Rental	Dumpster Rental	1	650.00	650.00
LBRT	Labor and Installation - Aggregate base & nailer edge	1	2,002.00	2,002.00
LBRT	Labor and Installation - Artificial turf, padding & infill	1	12,650.00	12,650.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:	$35,325.00
Sales Tax: (7.5%)	$0.00
Total:	$35,325.00

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

Artificial Turf - S BLADE 66

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

QUOTE #85283

03/22/2019

Stonington Park Playground ~ Option 2

Inframark IMS
Attn: Ariel Medina
313 Campus Street
Celebration, FL 34747
Phone: 281-831-0139
ariel.medina@inframark.com

Ship To Zip: 34747

Qty	Part #	Description	List $	% Disc.	Selling $	Ext. Selling $
1	RDU	Game Time - PT17017 FOREST PATH - Online Sale	$42,455.00	34.95	$27,615.00	$27,615.00
2895	EWF-8	GT-Impax - Engineered Wood Fiber - 8" Compacted Depth - *per sq. ft. - ADA Compliant - IPEMA Certified - ASTM F1292 & F1951 Compliant*			$1.55	$4,487.25
2895	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.) - *Includes removal of spoils*			$2.03	$5,876.85
1	Removal	5-Star Plus - Removal of Existing Playground Equipment - *Includes disposal*			$1,800.00	$1,800.00
1	Install	5-Star Plus - Five Star Plus Playground Installation Services - *Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!*			$11,965.00	$11,965.00
1	Spread	GT-Impax - Spreading of Wood Fiber - *Wood Fiber will be delivered by large truck and dumped in staging area. Installer will use bob-cat or similar to move wood fiber into site, one load at time. Installer not responsible for sod or sidewalks from staging area to job site.*			$1,000.00	$1,000.00
1	Permits	5-Star Plus - Building Permits - *Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. Includes two visits to the permit office, if additional time spent acquiring permits, final invoice to be adjusted.* ***Site Plans are to be provided by the owner for the permit application.***			$1,250.00	$1,250.00

Stonington Park Playground ~ Option 2

QUOTE
#85283

03/22/2019

Qty	Part #	Description	List $	% Disc.	Selling $	Ext. Selling $
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings			$995.00	$995.00

Customer to provide access by removing fencing section.

SubTotal:	$54,989.10
Tax:	$2,407.67
Freight:	$2,268.16
Total Amount:	**$59,664.93**

This quote was prepared by Cindy Robinson, Project Manager.
For questions or to order please call - 800-432-0162 ext. 110 cindy@gametime.com

Permits are not included in cost, unless specifically listed in pricing. If permits are required Signed/Sealed drawings are usually needed and are also not included unless specifically listed in pricing. Any costs for muncipal permits, paid by installer, will be charged back to the owner. Adding permits to any job will increase the length of completion, expect total time to be about **120 days**, after receipt of Site Plan from owner/customer (this is not due to manufacturing but rather the permit process at the muncipality level). It is expected that the owner will provide approved site plans of the area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot provide site plans. The permit process can not begin until the site plans are available. If additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers, etc.

Payment Terms: Payment in Full with Order!
This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.
Pricing: Firm for 60 days from date of quotation.
Shipment: F.O.B. factory, order shall ship within 45 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.
Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.
Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Installation Terms: Shall be by a Certified Installer. The installer is an indepedent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.

ORDER INFORMATION

Bill To: _____ Ship To: _____

Contact: _____ Contact: _____

Address: _____ Address: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Tel: _____ Fax: _____ Tel: _____ Fax: _____

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

QUOTE #85282

03/25/2019

Stonington Park Playground – Option 1

Inframark IMS
Attn: Ariel Medina
313 Campus Street
Celebration, FL 34747
Phone: 281-831-0139
ariel.medina@inframark.com

Ship To Zip: 34747

Qty	Part #	Description	List $	% Disc.	Selling $	Ext. Selling $
1	RDU	Game Time - PT17017 FOREST PATH - Online Sale	$42,455.00	34.95	$27,615.00	$27,615.00
2895	Shred-6	GT-Impax – Shredded Rubber - Surfacing - Loose Fill - *6" Compacted Depth - ASTM Compliant*			$4.00	$11,580.00 (a)
2895	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.) - *Includes removal of spoils*			$2.03	$5,876.85 (a)
1	Removal	5-Star Plus - Removal of Existing Playground Equipment - *Includes disposal*			$1,800.00	$1,800.00 ✓
1	Install	5-Star Plus - Five Star Plus Playground Installation Services - *Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!*			$11,965.00	$11,965.00
1	Spread	GT-Impax - Spreading of Shredded Rubber - Includes offloading materials -			$1,447.50	$1,447.50 (a)
1	Permits	5-Star Plus - Building Permits - *Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. Includes two visits to the permit office, if additional time spent acquiring permits, final invoice to be adjusted.* ***Site Plans are to be provided by the owner for the permit application.***			$1,250.00	$1,250.00
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings			$995.00	$995.00

Stonington Park Playground ~ Option 1

QUOTE
#85282

03/25/2019

Customer to provide access by removing fencing section.

SubTotal:	$62,529.35
Tax:	$3,271.74
Freight:	$4,428.16
Total Amount:	**$70,229.25**

This quote was prepared by Cindy Robinson, Project Manager.
For questions or to order please call - 800-432-0162 ext. 110 cindy@gametime.com

Permits are not included in cost, unless specifically listed in pricing. If permits are required Signed/Sealed drawings are usually needed and are also not included unless specifically listed in pricing. Any costs for municipal permits, paid by installer, will be charged back to the owner. Adding permits to any job will increase the length of completion, expect total time to be about **120 days**, after receipt of Site Plan from owner/customer (this is not due to manufacturing but rather the permit process at the muncipality level). It is expected that **the owner will provide approved site plans** of the area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot provide site plans. The permit process can not begin until the site plans are available. If additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers, etc.

Payment Terms: Payment in Full with Order!
This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.
Pricing: Firm for 60 days from date of quotation.
Shipment: F.O.B. factory, order shall ship within 45 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.
Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.
Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipmem (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Installation Terms: Shall be by a Certified Installer. The installer is an indepedent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.

ORDER INFORMATION

Bill To: _____ Ship To: _____

Contact: _____ Contact: _____

Address: _____ Address: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Tel: _____ Fax: _____ Tel: _____ Fax: _____

Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

E-Mail: _____ Purchase Amount: **$70,229.25**

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

QUOTE
#85487

04/15/2019

Stonington Park Playground – PIP

Inframark IMS
Attn: Ariel Medina
313 Campus Street
Celebration, FL 34747
Phone: 281-831-0139
ariel.medina@inframark.com

Ship To Zip: 34747

Quantity	Part #	Description	Unit Price	Amount
1	RDU	Game Time - PT17017 FOREST PATH - Online Sale	$27,615.00	$27,615.00 A
2895	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.) - *Includes removal of spoils*	$2.03	$5,876.85 (a)
1	Removal	5-Star Plus - Removal of Existing Playground Equipment - *Includes disposal*	$1,800.00	$1,800.00
1	Install	5-Star Plus - Five Star Plus Playground Installation Services - *Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!*	$11,965.00	$11,965.00
1	Permits	5-Star Plus - Building Permits - *Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. Includes two visits to the permit office, if additional time spent acquiring permits, final invoice to be adjusted.* ***Site Plans are to be provided by the owner for the permit application.***	$1,250.00	$1,250.00
1	Sealed	5-Star Plus - Signed/Sealed FBC 2017 6th Ed Building Code Drawings	$995.00	$995.00
2895	Poured-6	GT-Impax - Poured Rubber Surfacing - 6' fall height - *50% Standard Color - Aromatic Binder - 1/2" EPDM Cap - 5-year warranty*	$13.58	$39,314.10 (a)
2895	Crush	GT-Impax - Crushed & Compacted Stone Sub-Base (sq. ft.) - *Warranty to match Surfacing Warranty (5-years). Installed per specification of Unitary Surfacing requirements.*	$3.25	$9,408.75 (a)

Stonington Park Playground ~ PIP

QUOTE
#85487

04/15/2019

Customer to provide access by removing fencing section.

SubTotal:	$98,224.70
Tax:	$5,351.79
Freight:	$4,428.16
Total Amount:	**$108,004.65**

This quote was prepared by Cindy Robinson, Project Manager.
For questions or to order please call - 800-432-0162 ext. 110 cindy@gametime.com

Permits are not included in cost, unless specifically listed in pricing. If permits are required Signed/Sealed drawings are usually needed and are also not included unless specifically listed in pricing. Any costs for muncipal permits, paid by installer, will be charged back to the owner. Adding permits to any job will increase the length of completion, expect total time to be about **120 days**, after receipt of Site Plan from owner/customer (this is not due to manufacturing but rather the permit process at the muncipality level). It is expected that the **owner will provide approved site plans** of the area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot provide site plans. The permit process can not begin until the site plans are available. If additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers, etc.

Payment Terms: Payment in Full with Order!
This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.
Pricing: Firm for 60 days from date of quotation.
Shipment: F.O.B. factory, order shall ship within 45 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.
Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.
Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Installation Terms: Shall be by a Certified Installer. The installer is an indepedent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.

Unitary Surfacing Notes : The installer of the Unitary Surfacing (Poured, Bonded, Turf, Tiles) is not the same installer of the playground equipment. However, your certified equipment installer will coordinate the timing of the unitary surfacing installation, but more than likely they will not be on-site at the time. They will continue to be your contact should you have any questions. Security is needed to protect surfacing at night or after installation as the product set. Normally it is not needed or a concern, however in some areas additional security is needed to prevent vandalism. **Security is not included.** Vandalism will be the responsible of the owner.

ORDER INFORMATION

Bill To: _____ Ship To: _____

Contact: _____ Contact: _____

Address: _____ Address: _____

Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Tel: _____ Fax: _____ Tel: _____ Fax: _____

Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

E-Mail: _____ Purchase Amount: **$108,004.65**

GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

QUOTE #85488

04/15/2019

Stonington Park Playground ~ TURF

Inframark IMS
Attn: Ariel Medina
313 Campus Street
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Phone: 281-831-0139
ariel.medina@inframark.com

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2895	Turf-6	GT-Impax - Synthetic Turf Surfacing - 6' fall height - *Standard Turf Surfacing with infill - pricing includes crushed stone sub-base (borders separate)*	$16.40	$47,478.00 (a)

Stonington Park Playground ~ TURF

QUOTE #85488

04/15/2019

Customer to provide access by removing fencing section.

SubTotal:	$106,388.60
Tax:	$5,964.09
Freight:	$4,428.16
Total Amount:	**$116,780.85**

This quote was prepared by Cindy Robinson, Project Manager.
For questions or to order please call - 800-432-0162 ext. 110 cindy@gametime.com

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Address: _____ Address: _____

City, State, Zip: _____ City, State, Zip: _____

Tel: _____ Fax: _____ Tel: _____ Fax: _____

Acceptance of quotation:

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

E-Mail: _____ Purchase Amount: **$116,780.85**

Stonington Proposal With Shade

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/27/2019	5462

Project Name

Customer / Bill To
Attn: Ariel Medina
Inframark Infrastructures Mgmt Services
313 Campus St
Celebration FL 34747

Ship To
3000 Stonington Run
Kissimmee, FL 34746

100% GUARANTEE BEST PRICE 100% GUARANTEE

WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor & materials to complete the following: 1. Provide engineered sealed drawings & permit 2. Installation of custom hip shade structure - 22x30x14 3. Installation of new playsystem - Crooked Creek			
	SHADE STRUCTURE - HIP			
CSSD	Custom Shade Design - Rectangle Hip Shade: 30' Length x 22' Width x 14' Entry Height. (4) Embedded Columns at Ø6.6" Sch-40. Rafters at Ø3.5" 11-Ga With Glide Elbows.	1	6,510.00	6,510.00
ENGDRAW	Engineered Drawings for Permitting - Shade Structure Seals	1	632.50	632.50
Shipping	Combined Shipping and Freight Charges	1	441.41	441.41
	PLAYGROUND EQUIPMENT			
NT200-Crooked ...	Crooked Creek Playsystem	1	14,387.00	14,387.00
Shipping	Combined Shipping and Freight Charges	1	2,549.55	2,549.55
	RAW MATERIALS			
CC80	Concrete for Anchoring	45	4.30	193.50
RMC	Ready Mix Concrete 2500 PSI MIN	12	170.00	2,040.00
RBAR5	No. 5 Rebar	360	1.75	630.00
FBLOCK	Footer Blocks	40	2.00	80.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature _____ Name / Title _____ Date ___/___/___

Subtotal:

Sales Tax: (7.5%)

Total:

Terms and Conditions - By signing this document, client agrees to the following terms and conditions: 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect or damage at time of delivery and inventory parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs in relationship to any cancelled or missed delivery appointment. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness.

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/27/2019	5462

Project Name

Customer / Bill To

Attn: Ariel Medina
Inframark Infrastructures Mgmt Services
313 Campus St
Celebration FL 34747

Ship To

3000 Stonington Run
Kissimmee, FL 34746

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Item	Description	Qty	Cost	Total:
	INSTALLATION, RENTALS & PERMITTING			
PERMIT	Permitting Costs	1	1,362.50	1,362.50
FLIFTWK	Telescopic Fork Lift Weekly Rental	1	3,390.90	3,390.90
MLIFTDAY	Telescopic Man Lift Daily Rental	1	495.30	495.30
CONPUMP	Concrete Pumping Services, Basic, 4 Hr	1	500.00	500.00
LBRSS	Labor and Installation - Shade structure	1	10,113.14	10,113.14
LBRPG	Labor and Installation - Playground Equipment	1	9,014.20	9,014.20

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Subtotal:	$52,340.00
Sales Tax: (7.5%)	$0.00
Total:	$52,340.00

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Crooked Creek playsystem
Neutral color scheme

Rectangle Hip Shade

PRO PLAYGROUNDS
The Play & Recreation Experts

Traditional Shade Fabric Colors

All colors are fire retardant and pass the NFPA 701 and ASTM E84 tests.

Powder Coat Colors

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
3/27/2019	5462

Project Name

IPEMA CERTIFIED ASTM F1487 | IPEMA CERTIFIED ASTM F2075 | IPEMA CERTIFIED ASTM F1487

100% GUARANTEE BEST PRICE 100% GUARANTEE

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Customer / Bill To	Ship To
Attn: Ariel Medina Inframark Infrastructures Mgmt Services 313 Campus St Celebration FL 34747	3000 Stonington Run Kissimmee, FL 34746

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Tallahassee, FL 32311

Quote

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Project Name

IPEMA CERTIFIED ASTM F1487

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1-800-573-7529 | www.proplaygrounds.com

Crooked Creek playsystem
Neutral color scheme

Rectangle Hip Shade

PRO PLAYGROUNDS
The Play & Recreation Experts

Traditional Shade Fabric Colors

All colors are fire retardant and pass the NFPA 701 and ASTM E84 tests.

Powder Coat Colors

4F.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

Summary of Landscape/Grounds Maintenance Services Proposals

TASK	Frequency	Yellowstone	Capital Land	Blade Runners
Turf Care - St. Augustine				
Mowing/ Blowing/Edging	42	$48,534.00	$48,720.00	$54,400.00
Fertilization	4			
Weed Desease Control	2			
Pest control	4			
Turf Care - Bahia				
Mowing/ Blowing/Edging	42	(Frequency 36) $74,916.00	$44,520.00	$47,300.00
Fertilization	3			
Weed Desease Control	2			
Pest control	4			
Shrub Care/Ground Cover Care				
Pruning	24	$35,136.00	$49,560.00	$58,450.00
Weeding/Edging	42			
Fertilization	3			
Pest/disease control	6			
Mulching	1			
Tree Care				
Pruning	2	$24,834.00	$23,400.00	$21,200.00
Fertilization	3			
Pest/disease control	6			
Mulching 500 CY	1			
All Palms	2			
Irrigation System Monitoring				
Clocks	12	$6,000.00	$9,600.00	$7,200.00
Valves/Zones	12			
Volleyball Court Maintenance				
Trash Removal	52	$2,100.00	$3,600.00	$5,720.00
Weed Control	52			
Sand Raking	52			
Grand Total		**$191,520.00**	**$179,400.00**	**$194,270.00**

4Fi.

BLADE RUNNERS
COMMERCIAL LANDSCAPING, INC.
TEL. 407.306.0600 FAX. 407.306.0500 EMAIL. INFO@BLADERUNNERSORLANDO.COM

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2019-101

LANDSCAPE/GROUNDS MAINTENANCE SERVICES

BLADERUNNERS COMMERICAL LANDSCAPING INC.

PROPOSED BID 4-11-2019

3851 CENTER LOOP, ORLANDO, FL 32808
WWW.BLADERUNNERSORLANDO.COM

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS NUMBER 2019-101
LANDSCAPE MAINTENANCE SERVICES

INSTRUCTIONS TO PROPOSERS

1. Due Date: Proposals must be received no later than **Thursday, April 11, 2019 at 2:00 p.m.** at the office of the District Manager, Concorde Estates Community Development District, 313 Campus St., Celebration, FL 34747, Attention: Ariel Medina.

2. Qualifications of Proposer: The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. Further, the Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; (2) have at least five (5) years of experience with landscape and irrigation maintenance projects; and (3) attend the mandatory pre-proposal meeting.

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

4. Submission of Proposal: Submit eight (6) hard copies and one (1) digital copy of the proposal forms, the proposal security and other requested attachments at the time and place indicated herein, which shall be sealed, marked with the project title and name and address of the proposer and accompanied by the required documents.

5. Proposal Form: All blanks on proposal forms must be completed in ink or typewritten. In making its proposal, each proposer represents that it has read and understands the proposal documents and that the proposal is made in accordance therewith, including verification of contents of proposal package against the Table of Contents.

6. Basis of Award/Right to Reject or Award: The District reserves the right to reject any proposal or all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed appropriate.

7. Contract Award: Within fourteen (14) days of receipt of the Notice of Award, the proposer shall enter into and execute the Contract in substantially the form included in the proposal documents.

8. Pre-Proposal Conference: A **MANDATORY** pre-proposal conference and onsite inspection will be held on **Friday, March 29, 2019 at 9:00 a.m.**, convening at the Concorde Estates Clubhouse, 3151 Georgian Bay Ln., Kissimmee, FL. 34746. Proposers are also encouraged

to make on-site visits to the area for which services are required in order to gain an understanding of the scope of the area to be served. The proposer is assumed to be familiar with the area and any natural features which will in any manner affect the work. Ignorance on the part of the proposer will in no way relieve it from responsibility.

9. Insurance: All proposers shall include as part of their proposal a current Certificate of Insurance detailing the company's insurance coverage. A sample certificate is included as an attachment to the Basic Organization Information Form. In the event the Proposer is notified of award, it shall provide proof of Insurance Coverage, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proper proof of insurance coverage shall constitute a default.

10. Indemnification: The successful proposer shall fully indemnify and hold harmless District, the District Manager and the District Engineer, from and against all claims, damages, costs and losses arising, in whole or in part, from its negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

11. Required Information: All proposals shall include the following information in addition to any other requirements of the proposal documents:

A. A narrative description of the proposer's approach to providing the services as described in the scope of services, provided herein. (Limited to 5 pages).

B. Completed Price Form (attached).

C. Proposer's organizational chart.

D. List position or title and corporate responsibilities of key management or supervisory personnel-Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

E. Describe proposed staffing levels.

F. Financial statements for 2016, 2017 and 2018.

G. A list and description of landscaping/grounds maintenance projects undertaken for each of the last three (3) years, including the scope of services provided, the name of the project district and a contact name and phone number.

H. A listing of the total annual dollar value of work, as described above under G, completed for each of the last three (3) years.

I. List all other contracts related to the provision of services by the Proposer in which the company is presently engaged.

J. Three references, including the name address and phone number of a contact person, from projects of similar size and scope. The references may, but are not required to, overlap with projects or current contracts as listed above under G and I.

K. Current certificates of insurance.

L. A list of all lawsuits that the Proposer is or has been a party to in the past two (2) years.

M. A list of all licensure disciplinary actions the Proposer or its employees is or has been a party to in the past five (5) years.

12. Completed copies of all other forms included within the proposal documents.
A. Acknowledgement of receipt of documents and proposal signature form
B. Authority to contact references

13. The proposals shall be ranked in accordance with the criteria included in the Evaluation Criteria sheet, contained within the proposal documents.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED April 11, 2019

1) Applicant Blade Runners Commercial Landscaping
[Company Name]

An Individual
A Company
A Partnership
A Corporation
A Subsidiary Corporation

2. Proposer Company Address:

Street Address 3851 Center Loop

P.O. Box (if any) _____

City Orlando State FL Zip Code 32808

Telephone 407-306-0600 Fax no. N/A

1st Contact Name Joan Ramirez Title Owner

2nd Contact Name Travis Forester Title VP

3. Parent Company Name (if applicable) N/A

4. Parent Company Address (if different):

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the applicant's office which would handle the District work of this contract.

Street Address 3851 Center Loop

P.O. Box (if any) _____

City Orlando State FL Zip Code 32808

Telephone 407306 0000 Fax no. N/A

1st Contact Name Juan Ramirez Title Owner

6. If the Proposer is a corporation, is it incorporated in the State of Florida? yes ( ) (Proceed to Question 6.1) no ( ) (Proceed to Question 6.2)

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? yes (✓) no ( )

If no, please explain _____

Date incorporated August 2008 Tax ID Charter No. 216-3054048

6.2 If no, provide the following:

The State in which Proposer is incorporated? _____

Is the Company in good standing with that State? yes ( ) no ( )

If no, please explain _____

Date incorporated _____ Charter No. _____

Is the applicant registered with the State of Florida? yes ( ) no ( )

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes ( ) (Proceed to Question 7.1) No (✓) (Proceed to Question 7.2)

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes ( ) no ( )

If no, please explain _____

_____

_____

Is the Proposer in good standing with the State of Florida? yes ( ) no ( )

If no, please explain _____

_____

_____

Date Proposer was organized: _____

7.2 If no, provide the following:

The State in which Proposer is organized: Florida

Is the Proposer in good standing with that State? yes (✓) no ( )

If no, please explain _____

_____

Date Proposer was organized: August 2008

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes ( ) no (✓)

If no, please explain _____

_____

8. Is the applicant company a registered or licensed contractor with the State of Florida?
yes ( ) no (✓)

8.1 If yes, provide the following:
Type of registration (i.e. certified general contractor, certified electrical contractor, etc.)
License Number N/A Exp. Date

Qualifying individual N/A
Title: _____
List Company (s) currently qualified under this license:

Does the Proposer hold any registrations or licenses with Orange County applicable to the contract? yes (✓) no ( )

If yes, please list and provide a photocopy of each listed license or registration:
Business license / occupational license

9. Has the applicant company been involved as a plaintiff or defendant in any legal action in the past 2 years? yes ( ) no (✓)

If yes, please identify the case, case number and describe each case:

10. Has the applicant company or predecessor company petitioned for bankruptcy protection in the past 5 years? yes ( ) no (✓)

If yes, please identify the bankruptcy case , case number and describe each case:

11. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year

(2016) 4,800,000 (2017) 4,300,000 (2018) 5,100,000

12. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance) an example of an insurance certificate is attached hereto as Exhibit A.

General Liability $ 1 Million / 2 Million Aggregate
Automobile Liability $ 1 Million
Workers Compensation $ 1 Million + 1 Million + 1 Million
Expiration Date 9/11/19

13. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no (✓)

If yes, please describe each violation, fine, and resolution N/A

13.1 What is the Proposer's current worker compensation rating?
A

13.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?
yes ( ) no (✓)

If yes, please describe each incident N/A

The undersigned hereby authorize(s) and request(s) any person (including any firm or corporation) to furnish any pertinent information requested by the Concorde Estates Community Development District or its authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Blade Runners Commercial Landscaping By: TRAVIS FIESTER
Name of Proposer/Applicant

This 11 day of April, 2018 By:
[Name and title of Person Signing]

(Apply Corporate Seal if filing as a corporation)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 11 day of April, 2018, by Victoria Rampersad, of the _____ who is personally Known to me or who has produced _____ as identification and who did (did not) take an oath.

[Seal]

VICTORIA RAMPERSAD
Notary Public State of Florida
Commission # GG 274123
My Comm. Expires Nov 5, 2022
Bonded through National Notary Assn.

Signature of Notary taking acknowledgement

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSAL NUMBER 2019-101
LANDSCAPE MAINTENANCE SERVICES

EVALUATION CRITERIA

The Request for Proposals includes following all the procedures in this document and sending the sealed proposal information to 313 Campus Street, Celebration, FL 34747 by April 11, 2019 at 2:00 pm. Proposals will be evaluated on the following criteria:

1. Personnel – (25 Points)

   (E.g., geographic locations of the firm's headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of uncompleted work load; proposed staffing levels, etc.)

2. Experience – (25 Points)

   (E.g., past record and experience of the respondent in similar projects; volume of work previously awarded to the firm; past performance for the District in other contracts; character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work – (20 Points)

   Does the proposal demonstrate an understanding of the District's needs for the services requested?

4. Financial Capability – (10 Points)

   Demonstration of financial resources and stability as a business entity, necessary to complete the services required.

5. Price – (20 Points)

   Reasonableness of the total price relative to the work being performed.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

Landscape/Grounds Maintenance Services

TASK	Frequency	Unit Cost	Total
Turf Care - St. Augustine			
Mowing/ Blowing/ Edging	42	$1,100.00	$46,200.00
Fertilization	4	$1,400.00	$5,600.00
Weed disease control	4	$450.00	$1,800.00
Pest Control	4	$200.00	$800.00
Subtotal			**$54,400.00**
Turf Care - Bahia			
Mowing/ Blowing/ Edging	42	$1,100.00	$44,100.00
Fertilization	3	$700.00	$2,100.00
Weed disease control	4	$200.00	$800.00
Pest Control	2	$150.00	$300.00
Subtotal			**$47,300.00**
Shrub Care/Ground Cover Care			
Pruning	24	$800.00	$19,200.00
Weeding/ Edging	42	$400.00	$16,800.00
Fertilization	3	$950.00	$2,850.00
Pest/disease control	6	$600.00	$3,600.00
Mulching **x 400 yards**	1	$16,000.00	$16,000.00
Subtotal			**$58,450.00**
Tree Care			
Pruning	2	$6,000.00	$12,000.00
Fertilization	3	$600.00	$1,800.00
Pest/ disease control	6	$300.00	$1,800.00
Mulching **x 100 yards**	1	$4,000.00	$4,000.00
All Palms	2	$800.00	$1,600.00
Subtotal			**$21,200.00**
Irrigation System Monitoring			
Clocks	12	$300.00	$3,600.00
Valves/Zones	12	$300.00	$3,600.00
Subtotal			**$7,200.00**
Volleyball Court Maintenance			
Trash Removal	52	$30.00	$1,560.00
Weed Control	52	$40.00	$2,080.00
Sand Ranking	52	$40.00	$2,080.00
Subtotal			**$5,720.00**
Grand Total			**$194,270.00**

AGREEMENT BETWEEN Blade Runners Commercial Landscaping AND THE CONCORDE ESTATES COMMUNITY DEVELOPMENT REGARDING THE PROVISION OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

This Agreement is made and entered into this 11 day of April 2019, by and between Blade Runners Commercial Landscaping an independent contractor ("Contractor"), whose address is 3851 Center Loop Chanbfe 32808 and The Concorde Estates Community Development District ("Owner"), care of the District Manager, whose address is 313 Campus Street, Celebration, Florida 34747.

RECITALS

In consideration of the premises and the mutual covenants and obligations contained in this Agreement, the parties agree as follows:

1. DEFINITIONS.

a. Agreement. The Agreement consists of this Maintenance Services Agreement, the Scope of Services, the form of General Release, the Work Authorization form, and all other documents enumerated on the List of Exhibits set forth below. The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 8.

b. Services. The term Services as used in this Agreement shall be construed to include all Services set forth in Exhibit A, all obligations of Contractor under this Agreement, including any addenda or special conditions, and where any Work Authorizations have been issued pursuant to Article 8 of this Agreement, the changed services set forth therein.

2. SCOPE OF SERVICES.

a. A description of the nature, scope and schedule of services to be performed by Contractor under this Agreement shall be as follows: The services as generally indicated by the documents identified in Exhibit A (attached hereto and incorporated herein by reference).

b. The following List of Exhibits is applicable to the Services:

i. Exhibit A – Scope of Services
ii. Exhibit B - Work Authorization Form
iii. Exhibit C - Maps
iv. Exhibit D - General Release

3. COMMENCEMENT OF SERVICES. Contractor shall commence its Services on _____ upon the receipt of a Notice to Proceed and shall perform the same in accordance with any schedules set forth in these Contract documents, including but not limited to schedules set forth within the Scope of Services in Exhibit A.

4. DISTRICT MANAGER.

a. The Owner's authorized representative (herein referred to as the "District Manager") shall be Inframark, Inc, whose mailing address is 313 Campus Street, Celebration, Florida 34747, Attention: Kristen Suit; provided, however, that the Owner may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the Owner's representative for the purpose of this Contract.

b. All actions to be taken by, all approvals, notices, consent, directions and instructions to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the Owner shall be taken, given and made by, or delivered or given to the District Manager in the name of and on behalf of the Owner; provided, however, that the Owner (and not the District Manager) shall be solely obligated to the Contractor for all sums required to be paid by the Owner to the Contractor hereunder.

5. BASIS FOR COMPENSATION AND PAYMENTS.

a. Provided that the Contractor shall strictly perform all of its obligations under the Agreement, and subject only to additions and deductions by Work Authorizations as set forth in Article 8, the Owner shall pay to Contractor for its Services as set forth in Article 2, a Fixed Fee in the amount of _____ ($_____), on a monthly basis plus additional fees for services rendered in connection with Work Authorizations as defined below.

b. The Contractor shall on the 15th day of each calendar month deliver to the Owner an Application for Payment in such form and with such detail as the Owner requires.

c. Based on the Contractor's Application for Payment, and the approval of the Application for Payment issued by the Owner, the Owner shall make monthly payments to the Contractor on account of the Fixed Fee plus additional fees in connection with Work Authorizations. Such monthly payments shall be made on or before the 30th day of each calendar month or the 30th day after receipt by the Owner of the Contractor's Application for Payment and of such documentation to verify the amount owed as the Owner may require, whichever is later; provided, however, that the Owner shall have no obligation to make payment as aforesaid if it has withheld approval of any Application for Payment.

d. Work Authorizations shall mean orders or directives, in the form attached hereto as Exhibit C, issued by the Owner. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the Owner's sole discretion, such amount to be invoiced and paid in accordance with the terms set forth in this Article 5. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of Owner to perform the same in accordance with the provisions of Article 8 of this Agreement.

e. Owner retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2, or as amended in any Work Authorization, in accordance with the provision of Article 8 of this Agreement. In such event, Owner shall be entitled to a proportionate reduction to the Fixed Fee.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

a. Contractor hereby represents to Owner that: (i) it has the experience and skill to perform the Services as set forth in this Agreement; (ii) that it shall comply with all applicable federal, state and local laws, rules, codes and orders of any public, quasi-public or other government authority; (iii) it is duly licensed to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iv) it has by careful examination satisfied itself as to: (*a*) the nature, location and character of the general area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the general area and, to the extent pertinent, all other conditions; and (*b*) all other matters or things which could in any manner affect the performance of the Services.

b. The Contractor warrants to the Owner that all materials furnished under this Contract shall

be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Contract Documents.

7. INSURANCE: INDEMNIFICATION.

a. Contractor shall, throughout the performance of its Services pursuant to this Agreement, maintain:

(i) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of $2,000,000 and $2,000,000, respectively, combined single limit per occurrence, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's Services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars ($100,000) per occurrence.

b. All such insurance required in Paragraph 7.a. shall be in companies and on forms acceptable to Owner and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Owner; the insurance required under paragraph 7.a.(i) shall name as additional insureds the Owner, the District Engineer and the District Manager, and their parents, subsidiaries, related and affiliated companies. Certificates of insurance (and copies of all policies, if required by the Owner) shall be furnished to the Owner. In the event of any cancellation or reduction of coverage, the Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to Owner whatsoever.

c. Contractor shall defend (if requested by Owner), indemnify and hold Owner, the District Manager, and the District Engineer, and their parents, subsidiaries, related and affiliated companies, and the officers, directors, agents, employees and assigns of each, harmless from and against any and all claims, demands, suits, judgments, losses, or expenses of any nature whatsoever (including attorneys fees) arising directly or indirectly from or out of: any act or omission of Contractor, its officers, directors, agents or employees; any breach of Contractor's representations as set forth in this Agreement, or any other failure of Contractor to comply with the obligations on its part to be performed under this Agreement. The provisions of this paragraph shall survive the expiration or earlier termination of this Agreement, and shall include, but not be limited to, costs and expenses of any kind or nature that arise directly or indirectly from or in connection with the presence, suspected presence, release or suspected release of any hazardous substance in or into the air, soil, surface water, groundwater or soil vapor at, on or about, under or within the real property of the Owner, or any portion thereof, as a result of activities of Contractor under this Contract.

d. Nothing herein shall be construed as or constitute a waiver of Owner's Immunity or limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

8. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

a. A Work Authorization shall be a writing by the Owner, in the form and manner attached to this Agreement as Exhibit C, which shall consist of additions, deletions or other modifications to the Scope Of Services.

b. The Owner may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scopes of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the Owner. Upon receipt of any such Work

Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

9. PROTECTION OF PERSONS AND PROPERTY.

a. The Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to all persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents, guests, visitors, invitees and licensees of the Owner and community residents, tenants, and the general public that may be affected thereby.

b. All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the Owner and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

c. The Contractor shall at all times keep the general area in which the Services are to be performed clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The Owner may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the Owner may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the Owner may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the Owner in undertaking such action against any sums then or thereafter due to the Contractor.

10. BOOKS AND RECORDS. Contractor shall maintain comprehensive books and records relating to any Services performed under this Agreement, which shall be retained by Contractor for a period of at least four (4) years from and after the completion of such Services. Owner, or its authorized representatives, shall have the right to audit such books and records at all reasonable times upon prior notice to Contractor. The provisions of this paragraph shall survive the expiration or early termination of this Agreement.

11. USE OF OWNER'S NAME. The contractor, by virtue of this Contract, shall acquire no right to use, and shall not use, the name of the Owner or the name "Concorde Estates" (either alone or in conjunction with or as part of any other word, mark or name) in any advertising, publicity or promotion; to express or imply any endorsement by Owner of the Contractor's Services; or in any other manner whatsoever (whether or not similar to the uses hereinabove specifically prohibited).

12. ASSIGNMENT. This Agreement is for the personal services of Contractor and may not be assigned by Contractor in any fashion, whether by operation of law, or by conveyance of any type including, without limitation, transfer of stock in Contractor, without the prior written consent of Owner, which consent Owner may withhold in its sole discretion. Owner retains the right to assign all or any portion of this Agreement at any time. Upon such assignment, and provided the Assignee shall, in writing, assume Owner's

obligations under this Agreement, Owner shall be automatically released and discharged from any and all of its obligations under this Agreement, and Contractor shall thenceforth look solely to the Assignee for performance of Owner's obligations under this Agreement.

13. SUSPENSION OR TERMINATION.

a. Anything in this Agreement to the contrary notwithstanding, Owner shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor. In the event of termination, Owner's sole obligation and liability to Contractor, if any, shall be to pay to Contractor that portion of the fee earned by it, plus any earned amounts for extra Services performed pursuant to Articles 5 and 8, through the date of termination.

b. If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the Owner, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Contract, then the Owner may, without prejudice to any other right or remedy available to the Owner and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of the Contractor. In addition, without terminating this Contract as a whole, the Owner may, under any of the circumstances set forth above, terminate any portion of this Contract (by reducing, in such manner the Owner deems appropriate, the Scope of the Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the Owner may deem expedient.

14. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

a. Nothing contained in the Agreement shall create any contractual relationship between the Owner and any Subcontractor. However, it is acknowledged that the Owner is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

b. Contractor shall coordinate the services of any Subcontractors, and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and the coordination of all Services furnished by the Contractor or its Subcontractors.

c. All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and conditions of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the Owner, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

15. NOTICE.

a. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, facsimile, or courier service, and shall be deemed given when received by the addressee. Notices shall be addressed as follows:

If to Owner: Concorde Estates Community Development District
313 Campus Street
Celebration, Florida 34747
Attention: Bob Koncar

cc: Young Qualls, PA
216 S. Monroe Street
Tallahassee, Florida 32301
Attn: Timothy R. Qualls

If to Contractor: Blade Runners Commercial Landscaping
3851 Center Loop
Orlando FL 32808
Attention: Travis Forester

or to such other address as either party may direct by notice given to the other as hereinabove provided.

b. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice.

16. LEGAL PROCEEDINGS.

a. The Agreement shall be construed and interpreted in accordance with the laws of the State of Florida and shall constitute the entire and sole understanding of the parties hereto notwithstanding any prior or written statements, instructions, agreements, representations, or other communications.

b. Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Agreement, or arising out of any matter pertaining to this Agreement or the Services to be performed hereunder, shall be submitted for trial, without jury, before the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida; or, if the Circuit Court does not have jurisdiction, then before the United States District Court for the Middle District of Florida (Orlando Division); or if neither of such courts shall have jurisdiction, then before any other court sitting in Orange County, Florida, having subject matter jurisdiction. The parties consent and submit to the jurisdiction of any such court and agree to accept service of process outside the State of Florida in any matter to be submitted to any such court pursuant hereto, and expressly waive all rights to trial by jury regarding any such matter.

c. In the event that any provision of the Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity or, if this leads to an impracticable result, shall be stricken but, in either event, all other provisions of the Agreement shall remain in full force and effect.

17. Term. Owner desires to employ the services of Contractor to perform the herein described services for a period beginning on the date as described in Article 3, and ending on _____. Thereafter, the parties have the option of renewing the contract for a period not to exceed two (2) years.

18. MISCELLANEOUS PROVISIONS.

a. Any failure by Owner to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and Owner may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.

b. The acceptance of final payment under this Agreement, or the acceptance of final payment upon early termination hereof, shall constitute a full and complete release of Owner by Contractor from any and all claims, demands and causes of action whatsoever which Contractor may have against Owner in any way related to the subject matter of this Agreement and Contractor shall as a condition precedent to receipt of final payment from owner, submit to the Owner a fully and properly executed general Release, in the form attached to this Agreement. Neither the Owner's review, approval or acceptance of, nor payment for, any of the Services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement and Contractor shall be and remain liable to Owner in accordance with law for all damages to Owner caused by the Contractor's performance of any of the Services furnished pursuant to this Agreement.

c. It is understood and agreed that Contractor is acting as an independent contractor in the performance of its Services hereunder, and nothing contained in this Agreement shall be deemed to create an agency relationship between Owner and Contractor.

d. The rights and remedies of Owner provided for under this Agreement are cumulative and are in addition to any other rights and remedies provided by law.

e. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained in Article 6 of the Agreement, the Contractor acknowledges that prior to execution of the Agreement it has thoroughly reviewed and inspected the Contract documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

f. Public Records: Owner is subject to the requirements of Ch. 119, Fla. Stat. ("Public Records Law"). As such, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the Owner in connection with the transaction of its official business are public records. In connection with this Agreement, Contractor shall comply with the Public Records Law as follows:

i. Keep and maintain public records required by the Owner to perform the services that are the subject of this Agreement.

ii. Upon the request of the Owner's Custodian of Public Records, provide the Owner with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.

iii. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the Owner.

iv. Upon completion of the Agreement, transfer, at no cost, to the Owner all public records in Contractor's possession or keep and maintain public records required by the Owner to perform the Services. If Contractor transfers all public records to the Owner upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Owner, upon request from the Owner's Custodian of Public Records, in a format that is compatible with the Owner's information technology systems.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF THE PUBLIC RECORDS LAW TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE OWNER'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE OWNER IN THIS AGREEMENT.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

Contractor:

Blade Runners Commercial Landscaping

By: TRAVIS FULTON

Its: V.P.

Dated: April 11, 2019

Owner:

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

By:

Its:

Dated:

EXHIBIT B

Scope of Services

1. Project Scope
   - 1.1 General Overview

2. General Contractor Requirements and Procedures
   - 2.1 Operation Procedures
   - 2.2 Key Personnel
   - 2.3 Personnel Dress Code
   - 2.4 Personnel Conduct
   - 2.5 Safety Program
   - 2.6 Facility Location
   - 2.7 Subcontractors
   - 2.8 Consultants
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1. PROJECT SCOPE

The Contractor shall provide landscape, irrigation and general grounds maintenance for Concorde Estates. The following is a project overview describing the various community development districts within Concorde Estates and the limits of work.

1.1 General Overview

Concorde Estates CDD is located in the city of Kissimmee, on Pleasant Hill, in Osceola County, FL. It is a planned residential community.

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

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

2.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Scope of Services between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday and unless specified otherwise or directed by the Owner. The Contractor may submit a request for additional operation time, in response to poor weather conditions, to be reviewed for approval by the Owner. The Owner will designate where Contractor's crew will take breaks, lunches, and use restroom facilities. Employee personnel vehicles will be parked only in areas designated by the Owner.

2.2 Key Personnel

2.2.1 All work shall be managed and/or directed by key personnel identified in the proposal. Any changes in the assigned key personnel shall be subject to approval by the Owner. Where applicable, the Contractor shall require certifications, training,

etc. be secured and updated for all employees for the maintenance and technical services performed under this contract.

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

2.2.3 Contractor shall provide at least one (1) Field Supervisor to observe and monitor the activities including landscape, irrigation, and general grounds maintenance operations.

2.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the Owner is unsightly

for any reason, shall be strictly prohibited. Contractor personnel shall wear shirts at all times and shall wear footwear that conforms to safe work practices.

2.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees that communicate and interact with the Concorde Estates community and any other customer/party associated with the Concorde Estates Project are knowledgeable of the Project and the Services the Contractor is performing.

2.5 Safety Program

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

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

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

2.6 Facility Location

The Owner shall not provide a facility on the Project Site for the Contractor as part of this scope of Services. The Contractor shall, upon receipt of written approval from the Owner, be allowed to temporarily store, if necessary, its materials and equipment on site at an Owner-selected location. The Contractor shall be responsible for security of its stored materials and equipment, as well as any connections for utilities to the storage. Any costs associated with leases or rentals will be the Contractor's responsibility.

2.7 Subcontractors

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

- The Contractor shall be responsible for, and coordinate with, the services of any of its subcontractors.
- The Contractor shall require all of its Subcontractors, as a condition of employment, to agree to the applicable terms and conditions identified in the contract documents.

2.8 Consultants

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

- The Contractor shall be responsible for, and coordinate with, the services of any of its consultants.
- The Contractor shall require all consultants, as a condition of employment, to agree to the applicable terms and conditions identified in the contract documents.

2.9 Document Control and Data Maintenance

2.9.1 Document Control

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

2.9.2 Data Maintenance

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

2.9.3 Highlight Report

The Contractor shall provide to the Field Manager a highlight report identifying monthly maintenance and unscheduled maintenance activities for the previous month. The highlight report shall be provided 15 days prior to each Board meeting and shall contain information helpful to the District and its staff as it relates to all landscape maintenance issues.

2.9.4 Data Dispersal

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

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred
- Type(s) of data being transferred
- Date of transfer

- Purpose of transfer, or use of information
- Further action necessary

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

2.10 Verification of Data

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

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars ($100) per day through a reduction in the compensation identified in Section 7.b. herein; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

2.11 Ownership of Data

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

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

2.12 Quality Control

The Owner will have the right, at any stage of the operation, to reject any or all of the Contractor's Services and materials, which in the Owner's opinion does not meet the

requirements of these specifications. Throughout the entire landscape, the Contractor shall maintain the installed number of shrubs, ground cover, and trees in addition to the installed amount of turf grasses. The Contractor shall replace or reimburse the Owner for the cost of replacement or repairs, at the Contractor's own expense, those turf areas, shrubs, ground cover, and trees that are damaged or lost due to insects, disease, fungus, and/or over watering or insufficient watering from the irrigation system as directed by the Owner. All replacements shall meet the current size, specification, and quality of surrounding related material. Any other CDD items damaged due to Contractor's negligence shall be repaired or replaced as directed by the Owner at the Contractor's own expense. All repairs and replacements shall also occur within two (2) weeks of notice from the Owner.

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

3. COORDINATION

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

3.1 General Coordination

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

In addition, Contractor shall provide a representative to attend the meetings of the Concorde Estates Board of Supervisors if requested to do so by the Owner. This representative shall be knowledgeable of this Project Scope and Scope of Services and shall be able to respond to any questions the Board may have as to the day to day activities at the Project site pursuant to this Agreement.

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

- CDD District Manager

- CDD District Engineer
- CDD District Representative
- CDD Aquatic Weed Control Maintenance Contractor
- Duke Energy
- Florida Department of Transportation
- SFWMD
- Adjacent property Owners, as directed by the Owner

3.2 Contractor's Project Manager

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

4. SCHEDULED OPERATIONS AND MAINTENANCE

The Contractor shall meet all requirements associated with turf care, shrubs/ground cover care, tree care, irrigation system, as required in this Agreement. The Contractor shall make a complete site inspection of Concorde Estates, specifically the areas of CDD maintenance. Attachment D includes maps identifying the general limits of CDD maintenance by area. All landscaping (entry features) within the CDD areas shall be maintained by this Contractor in accordance with the following requirements:

4.1 Turf Care

4.1.1 Mowing

a. All lawns, located in developed areas, including St. Augustine and Bahia, shall be mowed once per week from April through September, three (3) times per month in March and October and once every other week from November through February. Mowing shall be performed at a minimum frequency of 42 times a year.

b. Turf areas shall be cut to a height of no more than three (3-4) inches nor less than two and one-half (2 ½) inches, to foster photosynthesis and healthy root development.

c. Mower blades shall be kept sharp at all times to prevent tearing of grass blades.

d. Mulching type-mowing equipment is preferred and no side discharges are permitted on walk-behind mowers.

e. Visible clippings after mowing shall be removed to prevent thatch build up.

f. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.

g. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, and waterways.

4.1.2 Edging

a. Hard surface edging is to be defined as outlining and/or removing turf from along all sidewalks and curbs, and soft surface edging is to be defined as outlining and/or removing turf from all trees rings and planting beds, etc. by the use of a mechanical edger.

b. All hard surface edging shall be performed to maintain straight and sharp edges between curbs/sidewalks and turf areas. Edging shall be completed the same day and at the same frequency that an area is mowed.

c. All soft surface edging shall be performed neatly to maintain the shape and configuration of all planting areas in a clean manner, free of imperfections, at the same frequency as detailing of plant beds (once every three weeks). All plant bed edges shall be maintained to the curves, as originally designed.

d. The edging equipment shall be equipped with manufactures guard to deflect hazardous debris. String or lined trimmers shall not be used.

e. All sidewalks, streets, and roadways shall be immediately swept, blown, or vacuumed to maintain a clean, well-groomed appearance, Clippings shall not be blown or swept into drainage basins or ponds.

f. The proper safety precautions shall be taken when edging (i.e., safety vest, signage, warning light, etc.), along roadways as required by federal, state or local law, as deemed necessary by the Contractor and/or as directed by the Owner.

4.1.3 Trimming

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

4.1.4 Weed and Disease Control

a. Two (2) applications (full coverage) of weed and disease/fungus control shall be provided in the month of March and November of each year for all St. Augustine and Bahia areas. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense. Weeding shall be preformed to a level that is acceptable to the Owner. Additional requirements for weed control are defined in paragraph 4.2.2.

b. Turf areas shall be continuously monitored for infestations of disease/fungus, and weeds and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.

c. All state and Federal regulations governing the use/application of chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to these regulations.

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

4.1.5 Fertilization

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

a. A custom blended granular fertilizer shall be applied at least four (4) times per year (February, April, June, and October) for St. Augustine. Bahia shall be fertilized three (3) times per year upon request. Additional applications of micronutrients may be needed in July or August for St. Augustine turf. Analysis, scheduled applications, and application rates per 1000 s.f. shall be approved by the Owner and at a minimum include a full trace element package of iron, magnesium, zinc and calcium. Analysis may be different depending on the season of application, and should always meet the specific site conditions. The minimum application rate shall be 1 lb. of Nitrogen per 1000 s.f. per application. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.

b. The Owner reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.

c. A state inspection of analysis along with an actual certified fertilizer label, legible and otherwise suitable condition for filing, must be submitted for approval.

d. To maintain uniform turf color, fertilization shall be completed within ten (10) working days for Phase 1 in its entirety.

e. All fertilizers shall be kept out of canals and stormwater retention ponds and be removed immediately from all sidewalks and roadways.

f. A report containing bag usage and tonnage per area shall be submitted immediately following fertilization.

g. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

4.1.6 Pest Control

a. The Contractor shall provide four (4) applications (full coverage) of insect control per year in the months of March, May, July and September for St. Augustine, and two (2) applications of insect control per year in May and July for Bahia. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.

b. Turf areas shall be continuously monitored for infestations of insects and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.

c. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

4.1.7 pH Adjustment

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

be monitored and, as directed by the Owner, follow-up tests will be required. The soil tests and the pH adjustments shall be considered part of the base Scope of Services.

4.2 Shrubs/Ground Cover Care

4.2.1 Pruning

a. Detailing of planted areas shall be performed in a sectional method, with the frequency of once every month. Detailing includes trimming, pruning and shaping of all shrubbery, ornamentals and ground cover, removal of under story tree suckers, removal of unwanted vegetation, and the fluffing of bark or chips. Contractor shall provide to the Owner a sectional detailing operation map for review and approval within 30 days after the Contractor's notice-to-proceed.

b. Shrubs shall be hand clipped to remove only the top excess growth. Hedge sheering shall not be performed until shrub rows are completely full and have obtained at least 3' full height. Pruning sides of shrubs shall be avoided to allow the mass to naturally fill.

c. No pruning shall be preformed on live wood that alters the shape and fullness with respect to the intended character of the plantings. Any shrub damage from equipment, other negligent activities, or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.

d. Shrubs shall be pruned according to Owner's specific instructions.

e. Summer flowering shrubs shall be pruned yearly during late winter/early spring (late February - April).

f. Spring flowering shrubs shall be pruned yearly after blooming.

g. Broad leaf evergreen shrubs shall be hand-pruned yearly to maintain their natural appearance after the new growth has hardened off.

h. Conifers shall be pruned yearly after the foliage of the new growth has changed color.

i. Ground covers shall be edged and pruned to contain them within the planting beds.

j. The main stem of shrubs or vine-like plants planted near fences shall be secured to the fence with plastic tie material to allow new growth to be guided as directed by the Owner.

k. All clippings shall be removed from all sidewalks, roadways, and waterways, and disposed off-site.

l. A schedule for pruning shall be submitted within 30 calendar days of the notice-to-proceed with the Services for Owner's approval.

m. Selective pruning, balling and shaping shall be performed as needed to expose landscape lights and remove all dead wood.

4.2.2 Weeding

a. The Contractor shall be required to maintain all mulched areas free of weeds, to a level that is acceptable to the Owner, by hand pulling or chemical means, as environmental, horticultural, and weather conditions permit. An appropriate combination of "pre" and "post" emergent is strongly recommended. Weeding shall be preformed in conjunction with the detailing of planted areas at a minimum frequency of once every three weeks. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense. Weeds around impervious surfaces shall be sprayed as soon as observed. All weeds collected shall be removed and disposed off-site.

b. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

d. Spray of weeds in street cracks, between curb and asphalt at all roads and any CDD sidewalks within the maintenance area.

4.2.3 Fertilization

a. A custom blend fertilizer shall be applied at least three (3) times per year (February, May, and October). Analysis shall include a trace element of iron, magnesium, zinc, and calcium. Analysis and program should be structured to meet the specific site conditions. Reapplications, if required in the Owner's opinion, shall be provided at the Contractor's own expense.

b. Fertilizers shall be applied at a rate of 12 pounds of nitrogen per 1,000 SF of bed area.

c. Fertilizers shall have the following:

1. Forty- percent nitrogen derived from ammonium sulfate; 60% from controlled release.
2. A ratio of nitrogen to potassium at 1 to 1.
3. Two percent iron - minimum.
4. Two percent magnesium - minimum.

5. One percent magnesia - minimum.
6. Three percent phosphorous - minimum.
7. Include elements of calcium, boron, copper, zinc, and phosphor.

d. Alternative fertilizer analysis may be approved by the Owner, if the Contractor substantiates reasons for healthier plant growth.

e. Granular fertilizer shall be applied by hand or hand operated broadcast spreader insuring uniform coverage. Fertilization shall be completed within ten (10) working days.

f. A state inspection of analysis along with an actual label in legible and otherwise suitable condition for filing shall be submitted for approval.

g. All fertilizer shall be kept out of canals and lakes and be removed immediately from all sidewalks, pedestrian areas and roadways.

h. A report containing name of product applied, mix ratio, rate of application, amount of product applied, and location of application shall be submitted immediately following fertilization.

i. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

4.2.4 Pest and Disease Control

a. The Owner shall be notified one week prior to any chemical application. All over spray shall be prevented and contact with any pedestrians, their property or pets shall be strictly avoided.

b. All landscape areas shall be continuously monitored for infestations of insects and disease/fungus, and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.

c. Six (6) applications (full coverage) of insect and disease control shall be required per year in the months of February, April, June, August, October, and December. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.

d. Use manufacturers' instructions for proper applications. Operating personnel shall be knowledgeable for monitoring and identification and licensed for application. All chemicals shall be used in strict accordance

with federal, state, and county directives on environmental control and carry an EPA approval number.

e. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

f. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire term of the Agreement.

4.2.5 Mulching

Premium grade pine needle or Pine Bark shall be installed one time a year in March at a depth of 2".

4.2.6 pH Adjustment

A soil analysis and pH adjustment shall be provided for shrubs/ground covers as per section 4.1.7.

4.2.7 Annuals

December through March
A combination of pink petunias, dusty miller and holiday poinsettias. Replace Poinsettias with Dwarf(Sonnet, Snapshot or similar) snapdragons after the holidays or when the poinsettias decline

April through June
Plant a combination of purple Angelonia, red Salvia and Dwarf Zinnias(of the Profusion or Zahara series)
July through November
Beds of a blend of Pentas colors or single colors or a combination of Pentas, Dwarf Zinnias(of the Profusion or Zahara series), Farinacea Salvia, and Torenia

November and December
Red and white petunias

** Alternatives could include Begonias, Sunpatiens, Marigolds, Wheat Celosia, Joseph's coat or Geraniums

4.3 Tree Care

Tree care shall pertain to all trees located in CDD common areas and rights-of-way.

4.3.1 Pruning

a. Street tree pruning shall occur on all of the trees 2 times per year on a rotating schedule. The trees shall be thinned and lifted in order for the trees to mature structurally to avoid traffic notching and a top heavy appearance. Larger live branches may have to be removed. Any trees that are being damaged by vehicular traffic due to low hanging branches must be pruned immediately.

Any tree damaged from equipment, other negligent activities or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.

b. All street trees shall be pruned over roadways on an as needed basis to a minimum height of 14' to allow for emergency vehicle access and minimum height of 8' over sidewalks for pedestrian access and 5' away from any structure, building or residences trees shall be pruned away from street lights to allow for proper roadway lighting. Lifting of trees shall be kept consistent for proper tree character.

c. Remove all sucker growth from base of trees on a regular basis. Remove any limbs, which in the Owner's opinion, poses a threat to public safety. Provide specific pruning practices, unless otherwise directed by the Owner, for the following items:

- Oaks - Generally prune trees to maintain the desired uniform appearance by thinning or tipping. No topping shall be performed on oak trees. Branches are encouraged to hang over walks with adequate pedestrian and bicycle clearance.
- Crape Myrtle - Crape Myrtles shall be trimmed on the sides.
- Wax Myrtle - Wax Myrtles shall be tipped mildly in January, cleaned at the base to 2' clear trunk and dead wood removed.
- Holly - Burford Hollies shall be kept full headed, and pruned only to bring clear trunk level to 2' above ground cover level. All holly trees shall be hand-clipped (not hedged) for naturally formed appearance. Sever shearing into "pyramids or lollipops" shall be avoided.
- Ligustrum - Hand clipped for natural form. Severe shearing into "globes" shall be avoided, unless directed by the Owner.
- Magnolias - Prune only sucker growth and to maintain an attractive, clear trunk appearance.
- All Palms - Condition and appearance of booted trunks shall be monitored monthly and clean-up/boot removal shall be provided as directed by the Owner. Once the fronds have drooped to a 8:00 to 4:00 angle, the Contractor shall remove the fronds to a maximum 9:00 to 3:00 angle. Fronds shall be removed a minimum two (2) times per year.

d. Trees located in buffer areas shall be pruned twice (2) a year. These trees shall be pruned to promote dense canopy for screening and to provide a neat appearance. The Owner shall provide specific instructions for pruning trees in buffer areas.

e. Other ornamental trees shall be pruned yearly during late winter/early spring (late February - April).

f. All other trees shall be pruned yearly to enhance their natural character as directed by the Owner.

g. Trees shall be canopied in a manner that will prevent interference with pedestrian walkways, as well as assist in the general appearance of the property. This service will be performed as necessary during the detail three-week rotation to maintain uniformity and property clearances.

h. Selective pruning and shaping shall be performed as needed to expose landscape lights. Street lights and regulatory signage.

4.3.2 Fertilizer

Trees shall be fertilized as per the requirements of 4.2.3. Any alternative fertilizer analysis recommended specifically for individual trees may be approved if the Contractor substantiates reasons for healthier plant growth.

4.3.3 Pest Control

Preventative insect/disease control treatments shall be provided for individual trees, as per the requirements of 4.2.4.

4.3.4 Mulch

All individual isolated trees shall have their tree ring re-mulched as per requirements of 4.2.5.

4.3.5 pH Adjustment

Soil testing and pH adjustment shall be provided as per the requirements of 4.1.7.

4.4 **Irrigation System**

4.4.1 General Requirements

a. The Contractor shall be responsible for continual, full operation of all system parts. Any plant damage resulting from non-operation of system, over-watering, or insufficient watering due to maintenance neglect shall be the Contractor's responsibility, as per Section 2.12. Contractor shall replace damaged materials or reimburse the Owner for the cost of replacement or repairs as directed by the Owner.

b. The Contractor shall be responsible for repairs to the system caused by the Contractor or by the Contractor's neglect for the term of this Agreement.

c. Automatic irrigation system will be updated monthly to provide watering frequency sufficient to replace soil moisture below the root zone.

d. Any modifications to the irrigation system shall be submitted in writing for approval. Approval will be in writing to the Contractor. If the original request is not satisfactory to the Owner, an alternate plan may be requested. A detailed sketch for record documents will also be supplied to the Owner, prior to work commencing.

4.4.2 Monitoring/Adjustments

a. The Contractor shall inspect the entire operation of the system no less than once (1) per month. A written report shall be furnished to the Owner at the completion of each inspection. During this inspection, the Contractor shall perform the following:

- Activate each zone of the existing system.
- Ensure the operation and coverage is sufficient for proper healthy landscape growing conditions.
- Fix any broken pipes, valves or irrigation heads the same day of inspection.

c. Spray patterns for all irrigation heads shall be adjusted, if required, when detected by the Contractor or as directed by the Owner.

d. Any adjustments to the spray nozzles spray patterns, controllers, etc. required to provide optimum growth of the landscape shall be provided on an as needed basis as part of the base Scope of Services.

e. Notify the Owner if there are any major repairs, such as mainline or controller to be fixed.

4.4.3 Valve/Valve Boxes

a. Provide any miscellaneous cleaning of valves for proper functioning on an as needed basis.

b. Ensure that all valve boxes remain flush and level with grade. The valve boxes shall be kept free of any overgrowth of plant material or sod. The interior of each box shall be kept clean.

c. All repairs shall be done in a timely manner.

4.5 Litter Removal

4.5.1 Trash Receptacles

a. All trash receptacles throughout the Project site shall be emptied of trash a minimum of t e times per week. All trash shall be disposed of off- site. Replacement liner shall be provided by the Contractor. CDD will provide doggie pot bags.

4.6.2 Landscape Areas

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

4.6.3 Road Right-of-Way, Ponds, and Parks

Contractor shall monitor all road rights-f-way, storm water ponds, and parks areas once weekly to collect any litter and dispose litter off-site.

5. UNSCHEDULED MAINTENANCE AND REPAIRS

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

5.1 General

The Contractor shall be responsible for all repairs within all limits of work, within the Concorde Estates Community unless otherwise directed by the Owner. Repairs that result from the Contractor's failure to properly perform the Services under this Scope of Services shall not be considered an Additional Service and therefore shall not warrant additional compensation to the Contractor. Repairs that, in the Contractor and Owner's opinion are not as a result of Contractor negligence shall be deemed an Additional Service and shall, at the Owner's

election, be made by the Contractor upon receipt of a Work Authorization from the Owner. When the Contractor determines that a repair is necessary, the Contractor shall submit to the Owner a Work Authorization form together with the Contractor's estimate of the cost to perform the repair. Whenever possible, this Work Authorization and cost estimate should be sent to the Owner seven (7) calendar days in advance of the Contractor performing the Services. The Owner shall return one executed copy of the Work Authorization form and shall indicate the method of compensation. In the event the Services are to be provided on a unit price or time and material basis, within seven (7) calendar days upon completion of the Services, the Contractor shall submit to the Owner, an itemized listing of the Contractor's costs to perform the Services including all unit quantity items or labor, equipment, materials, and Subcontractor's accordingly. The itemized listing shall be presented in a format acceptable to the Owner and if requested by the Owner shall include copies of invoices from others providing work or materials on the repair.

5.2 Damaged Facilities

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

5.2.2 Irrigation Repairs

a. All breaks shall be repaired immediately. Lines shall be flushed thoroughly before installing new heads.

b. All replacement parts shall be the same manufacture as the initial irrigation installation. Execution of all repairs/installation shall be as per original construction details/specifications.

c. Aboveground irrigation components damaged by the Contractor while performing landscape maintenance activities shall be repaired and replaced by the Contractor within 24 hours at no charge to the Owner.

d. Any damage on property due to wash outs created by irrigation breaks that went undetected for a period of time due to negligence of the Contractor shall be repaired by the Contractor at no charge to the Owner.

e. Irrigation components damaged by accident caused by someone other than the Contractor, by wear and tear, or by vandalism shall be reported to the Owner immediately. Execution and payment for these repairs is explained in Section 5.1.

5.3 Emergency Repairs

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

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

5.3.3 Emergency repairs, as agreed by the Owner, are the only repairs that will not require a Work Authorization from the Owner.

The Owner shall use the contractor's labors to revise the irrigation or hardscape at times. The Owner will compensate the Contractor by trading irrigation reviews, as accepted by both parties.

and submitting the following number of copies of the program document to the Owner.

- First draft — Eight (8) bound copies, one (1) unbound copy
- Second draft — Eight (8) bound copies, one (1) unbound copy
- Third draft — Eight (8) bound copies, one (1) unbound copy
- Final document — Eight (8) bound copies, two (2) digital copies

6.2 Administration

6.2.1 The administrative section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all administrative matters generally described in the Scope of Services and as outlined below.

6.2.2 Organization charts for administrative management functions include key personnel names, job titles, and phone numbers.

6.2.3 Policies and procedures related to the Contractor's program for communications with the Concorde Estates community relative to general maintenance operations, customer services, and irrigation user issues.

6.2.4 Personnel policies and procedures related to the Contractor's personnel performing services on the site.

6.3 Operations

6.3.1 The operations section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all operations/customer service matters generally described in the Scope of Services and as outlined below.

6.3.2 Organization charts for operations and customer service related functions. Include key personnel names, job titles, and phone numbers.

6.3.3 Policies and procedures related to emergency situations including 24 hour notification, emergency phone numbers, Contractor mobilization and response time (refer to Section 7.2, Emergency Response Program for further details), and so forth.

6.3.4 Policies and procedures related to the Contractor's safety program.

7. RESPONSE TIME

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

7.1 General

The Contractor shall, on a timely and efficient basis, respond to any and all requests, and perform all repairs, inspections, and observations, etc. stipulated in the Project Manual. The

Contractor shall provide supervisory, operating and maintenance personnel as required who shall be available on call 24 hours per day, 7 days per week to respond to and correct any problems with any of the elements covered by this agreement.

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

- Standard maintenance activity adjustments - varies; as directed by Owner
- Irrigation adjustments - 24 hours
- Standard repairs – 2 days
- Emergency repairs – same day
- Unscheduled maintenance request - as needed, as soon as four hours
- Plant material replacement - two weeks

Should the Contractor fail to respond to a request for any services addressed in this Project Scope within the required allotted time, the Owner shall, at the Contractor's sole expense, provide the requested services.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

Landscape/Grounds Maintenance Services

TASK	Frequency	Unit Cost	Total
Turf Care - St. Augustine			
Mowing/ Blowing/ Edging	42	$1,100.00	$46,200.00
Fertilization	4	$1,400.00	$5,600.00
Weed disease control	4	$450.00	$1,800.00
Pest Control	4	$200.00	$800.00
Subtotal			**$54,400.00**
Turf Care - Bahia			
Mowing/ Blowing/ Edging	42	$1,100.00	$44,100.00
Fertilization	3	$700.00	$2,100.00
Weed disease control	4	$200.00	$800.00
Pest Control	2	$150.00	$300.00
Subtotal			**$47,300.00**
Shrub Care/Ground Cover Care			
Pruning	24	$800.00	$19,200.00
Weeding/ Edging	42	$400.00	$16,800.00
Fertilization	3	$950.00	$2,850.00
Pest/disease control	6	$600.00	$3,600.00
Mulching x 400 yards	1	$16,000.00	$16,000.00
Subtotal			**$58,450.00**
Tree Care			
Pruning	2	$6,000.00	$12,000.00
Fertilization	3	$600.00	$1,800.00
Pest/ disease control	6	$300.00	$1,800.00
Mulching x 100 yards	1	$4,000.00	$4,000.00
All Palms	2	$800.00	$1,600.00
Subtotal			**$21,200.00**
Irrigation System Monitoring			
Clocks	12	$300.00	$3,600.00
Valves/Zones	12	$300.00	$3,600.00
Subtotal			**$7,200.00**
Volleyball Court Maintenance			
Trash Removal	52	$30.00	$1,560.00
Weed Control	52	$40.00	$2,080.00
Sand Ranking	52	$40.00	$2,080.00
Subtotal			**$5,720.00**
Grand Total			**$194,270.00**

Exhibit B
Work Authorization
Contract No. 2019-101

Contract No. 2019-101
Work Authorization No. 18WA-XX _ _ *(initial and sequential numbering)*

Date: April 11, 2019

Budget Code:

To:_____

Pursuant to the Maintenance Services Agreement dated _____, the Contractor agrees to perform the services described below for a fixed fee to be computed in the manner set out below or in accordance with Article 5 of the Agreement.

Description of Work Authorization services:

Bill to:

The following is/are applicable to this Work Authorization as marked:

_____ A. As a result of this Work Authorization, the Contractor shall be compensated a fee in the amount of $_____

_____ B. Contractor shall proceed immediately with this Work Authorization on a time and material basis in accordance with the contract Documents. Time and material tickets should be submitted daily to the Program Manager.

_____ C. Contractor shall proceed immediately with this Work Authorization on a unit price basis in accordance with the Contract Documents.

The total amount of this Work Authorization shall be full and complete consideration to the Contractor for performance of the services set forth above and the Contractor hereby waives any and all claims arising out of or related to the services covered by this Work Authorization.

Contractor shall commence the aforesaid authorized services upon the execution hereof and shall perform the same in accordance with the terms and conditions of the Agreement which remain in full force and effect.

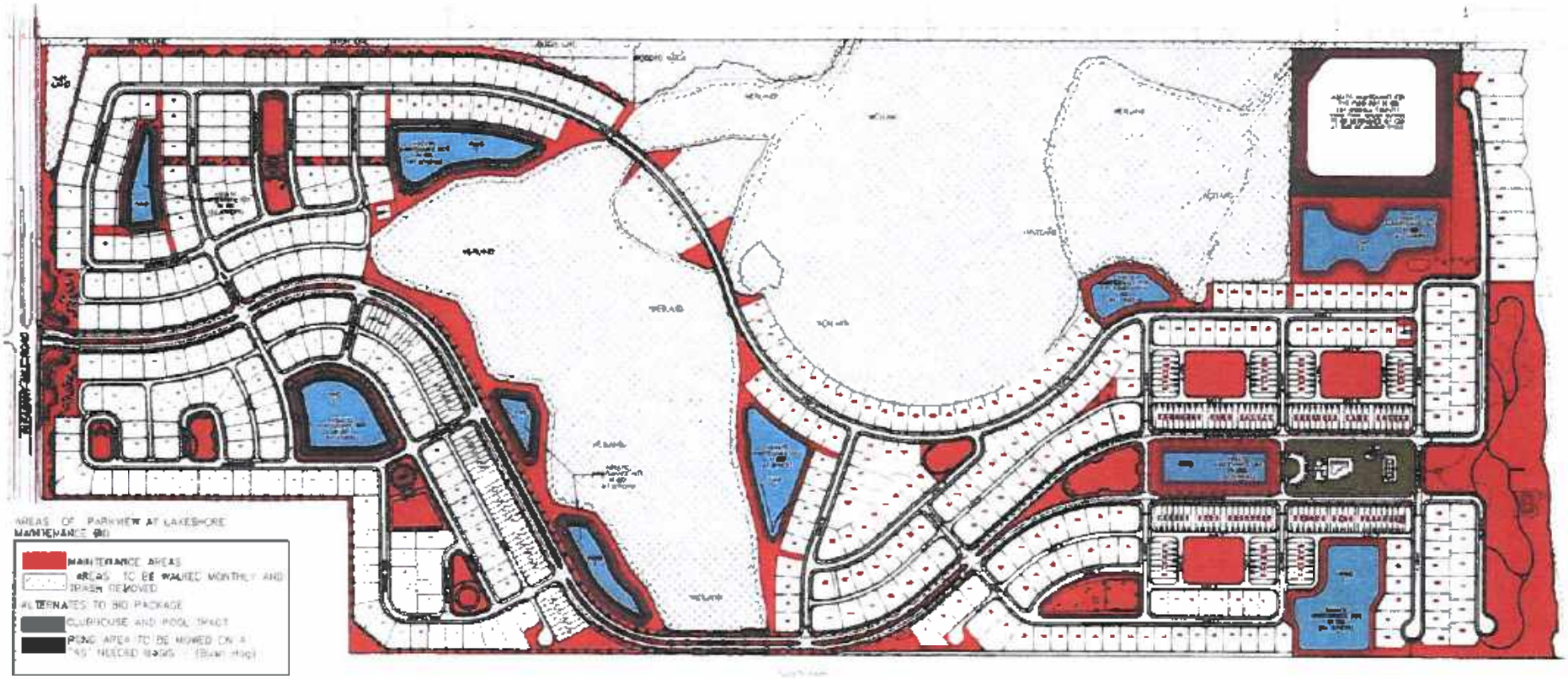
This Work Authorization represents the entire and integrated agreement between the parties, and supersedes all prior negotiations and qualifications, for these authorized services; but this Work Authorization and the services contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Agreement including without limitation, those concerning payment.

Accepted and Agreed by Contractor:	For Owner:
Company Name	**Concorde Estates Community Development District**
By: Blade Runners Commercial Landscaping Date: 4/11/19	By: _____ Date: _____
By: Travis Forester Date: 4/11/19	By: _____ Date: _____

For Review and Approval (if applicable):

District Engineer:
By: _____ Date: _____

Completed by: _____ Date: _____



Maintenance Map November 16, 2015

Parkview at Lakeshore

Prepared for the Cascades [illegible] CDD

BOYD CIVIL ENGINEERING

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida
COUNTY OF Orange

I Travis Forester, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a VP in the firm of Blade Runners Commercial Landscaping and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 11 day of April, 2018.

Signature by authorized representative of Proposer

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 11 day of April, 2018 by Travis Forester, of the _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

(Seal)

Signature of Notary taking acknowledgment

Victoria Rampersad
Printed Name

VICTORIA RAMPERSAD
Notary Public - State of Florida
Commission # GG 274123
My Comm. Expires Nov 5, 2022
Bonded through National Notary Assn.

Commission #: GG274123

Expires: November 5, 2022

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for maintenance services has been submitted on this 11 day of April, 2019 by Blade Powers Commercial Landscaping [company] whose business address is 3851 Center Loop, Orlando, FL 32808, telephone number is 407-306-0600, and fax number is N/A.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitute fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Concorde Estates Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

AUTHORITY TO CONTACT REFERENCES

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Concorde Estates CDD, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the proposer.

Blade Runners Commercial Landscaping By: _____
Name of Organization

This 11 day of April, 2018

By: Travis Forester, VP
Name and Title of Person Signing

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: Florida

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 11 day of April, 2019, by Travis Forester, of the _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

[SEAL]

_____
Signature of Notary taking acknowledgment

VICTORIA RAMPERSAD
Notary Public - State of Florida
Commission # GG 274173
My Comm. Expires Nov 5, 2022
Bonded through National Notary Assn.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/9/2019

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 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
LRA Insurance
499 S Lake Destiny Dr
Orlando FL 32810

CONTACT NAME: Brittany Petratos
PHONE (AC, No, Ext): (407)838-3445 FAX (AC, No): (407)838-3449
E-MAIL ADDRESS: bpetratos@lrainsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Westfield Insurance Company	24112
INSURER B: Bridgefield Employers Ins Co	10701
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Blade Runners Commercial Landscaping Inc
3851 Center Loop
Orlando FL 32808

COVERAGES CERTIFICATE NUMBER: 18/19 REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER POLICY / X PRO-JECT / X LOC OTHER			CHH914922	9/11/2018	9/11/2019	EACH OCCURRENCE	$	1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$	500,000
							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
								$	
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS / SCHEDULED AUTOS HIRED AUTOS / NON-OWNED AUTOS			CHH914922	9/11/2018	9/11/2019	COMBINED SINGLE LIMIT (Ea accident)	$	1,000,000
							BODILY INJURY (Per person)	$	
							BODILY INJURY (Per accident)	$	
							PROPERTY DAMAGE (Per accident)	$	
							PIP - Basic	$	10,000
A	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / X RETENTION $ 0			CHH914922	9/11/2018	9/11/2019	EACH OCCURRENCE	$	1,000,000
							AGGREGATE	$	1,000,000
								$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below			0830-55901	9/11/2018	9/11/2019	X PER STATUTE / OTH-ER		
							E.L. EACH ACCIDENT	$	1,000,000
							E.L. DISEASE - EA EMPLOYEE	$	1,000,000
							E.L. DISEASE - POLICY LIMIT	$	1,000,000
A	Rented/Leased Equipment			CHH914922	9/11/2018	9/11/2019	Limit		$600,000

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

CERTIFICATE HOLDER

Concorde Estates Community
Development District
313 Campus St.
Celebration, FL 34747

CANCELLATION

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

AUTHORIZED REPRESENTATIVE
John Lumbra/BRITTP

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BLADE RUNNERS
COMMERCIAL LANDSCAPING, INC.
TEL. 407.306.0600 FAX. 407.306.0500 EMAIL. INFO@BLADERUNNERSORLANDO.COM

Tax Collector Scott Randolph **Local Business Tax Receipt** **Orange County, Florida**

This local Business Tax Receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. Delinquent penalty is added October 1.

2018 **EXPIRES 9/30/2019** 3125-1057629

3125	LAWN CARE	$30.00	2 EMPLOYEES	3501	SALE OF PLANTS/SOD E	$30.00	2 EMPLOYEES
3106	LANDSCAPING	$30.00	2 EMPLOYEES				

SCOTT RANDOLPH, TAX COLLECTOR • ORANGE COUNTY, FLORIDA •

TOTAL TAX	$90.00
REGULATED WASTE	$60.00
PENALTIES	$35.00
PREVIOUSLY PAID	$175.00
TOTAL DUE	$0.00

199 N GOLDENROD RD #B
U - ORLANDO, 32807

RAMIREZ JUAN P

BBLADE RUNNERS COMMERCIAL
LANDSCAPING INC
3851 CENTER LOOP
ORLANDO FL 32808

PAID: $175.00 2504-04924262 3/27/2019

This receipt is official when validated by the Tax Collector.

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

Date	File No.	Expires
March 6, 2019	JB243280	March 31, 2020

THE PEST CONTROL FIRM NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: March 31, 2020 AT

3851 CENTER LOOP
ORLANDO, FL 32808

BLADERUNNERS COMMERCIAL LANDSCAPING INC
3851 CENTER LOOP
ORLANDO, FL 32808

Lawn and Ornamental

ADAM H. PUTNAM, COMMISSIONER

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

Date	File No.	Expires
March 6, 2019	JE175141	March 31, 2020

THE ID CARD HOLDER NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING
March 31, 2020 AT

BLADERUNNERS COMMERCIAL LANDSCAPING
ORLANDO, FL 32808

Regular

TRAVIS JAY FORESTER
BLADERUNNERS COMMERCIAL LANDSCAPING INC
3851 CENTER LOOP
ORLANDO, FL 32808

ADAM H. PUTNAM, COMMISSIONER

Attachment E: Proposed Staffing Levels

- Concorde Estates Community Development –

Blade Runners Commercial Landscaping will have a minimum of one (1) current Certified Landscape Professional (CLP) as recognized by the Associated Landscape Contractors of America (ALCA). ***(Crew Leader)*** on site with the crew each visit.

Blade Runners Commercial Landscaping will have a minimum of one (2) currently Certified Landscape Technician: who is currently a Certified Landscape Technician (CLT) as recognized by the Associated Landscape Contractors of America (ALCA). ***(Crew Labors)***

Blade Runners Commercial Landscaping will have 3 crew labors at the community 2 full days, weekly.

For a total of 6 full crew members 2 days a weekly and a detail crew on Friday of 3 crew members for service weeks.

Blade Runners Commercial Landscaping will have a minimum of one (1) currently Certified Fertilization Technician: who is currently a Certified Fertilization Technician (CFT) as recognized by the Associated Landscape Contractors of America (ALCA).

Attachment J: References

- Concorde Estates Community Development –

1. Erica Smith
   Merrick Landing
   Erica.merricklanding@aol.com
   321-514-3840

2. Sandy Sackevich
   Amber point
   Sackevich@yahoo.com
   407-922-2369

3. Joe Brookfield
   Cross creek
   Joespgm@yahoo.com
   407-489-5824

4Fii.

CAPITAL LAND MANAGEMENT

GROWING YOUR LIVING ASSETS

In PARTNERSHIP with

CONCORDE ESTATES CDD

WWW.CAPITALLAND.NET

about CAPITAL LAND MANAGEMENT

Prior to their start of CLM, all of the owners worked for major green industry firms of increasing responsibility throughout Florida.

, Co-Founder and Visionary of Capital Land Management. Jarrett holds an A.S. in CAD as well as many green industry certifications. As CEO, Jarrett provides the leadership and system integration to allow Capital Land Management to grow while ensuring our service is not compromised. "My goal is to continually challenge my team to not only meet, but exceed expectations. I challenge them to never settle for status quo, rather confront it and ultimately enhance our client's experience and the results our clients demand."

was Past-President of the Florida Nursery Growers & Landscape Association Tampa Chapter and has been featured in 'In the Field' magazine. He is a Florida Cerified Landscape Contractor and Florida Certified Arborist. Steve Bruce was a Regional Manager managing over $7 million in landscape maintenance.

is a veteran green industry leader specializing in large contract management projects. He has a Bachelor of Science in Horticulture Production from Florida Southern College. Josh was a successful landscape business owner for 7 years before merging with capital land management.

, Director of Business Development, has an A.S. in Turf and Landscape Management and is a Certified pest control operator in the State of Florida. P.J. was a successful landscape account manager and pest control business owner before merging with Captial Land Management.

why should you choose CAPITAL LAND MANAGEMENT?

Capital Land Management continues to grow rapidly as a leader in landscape maintenance in Central Florida. We serve Polk, Hillsborough, Pasco, Orange, and Osceola Counties.

Capital Land Management is owned and staffed by experienced, highly accredited veterans in the field of landscape maintenance. We managed large-scale multi-million dollar landscape operations in the state. Our extensive experience in large-scale landscape maintenance operations gives us an industry insider's perspective as to how local landscape maintenance companies work and how the entire service can be greatly improved at no increase cost to the consumer – homeowners and property managers.

Email or call us, we'll be happy to do a thorough evaluation of your property and provide you with a FREE on-site consultation.

DEDICATED TO SERVING YOU

We are the fastest growing landscape maintenance company in Central Florida, offering both developers and property managers a better, more professional and complete service at a lower cost.

MAINTENANCE

CAPITAL LAND MANAGEMENT is Florida's premier commercial lawn care and landscape management company. We fully understand the importance of making a good 'first impression'. In today's competitive marketplace, the choice of whom to do business with is often based on your first impression. CLM takes pride in our lawn care and landscape management services and will strive to leave a positive impression every time we are on your property.

are dedicated to providing you with the highest commercial lawn care and landscape management services at a competitive price. With more than 40 years of experience, we pride ourselves on continuously striving to identify and provide the extra detail in every service, thus guaranteeing your continued satisfaction. Our knowledgeable team understands that in today's real estate market, enhancing property values is dependent upon how well they are maintained. CLM can help your property achieve design integrity and asset appreciation.

is to provide you the best in lawn care and landscape management services throughout the central Florida area. Our customized service contracts will keep your property perfectly manicured and cultivated, and provide you with hassle-free, professional grounds and lawn care services. We will work closely with you to ensure that we are growing your living assets.

IRRIGATION

Capital Land Management also services, repairs and installs residential and commercial Irrigation Systems.

We're highly experienced and we comply with all local city and county government and Southwest Florida Water Management District (Swiftmud) regulations and restrictions. This includes the installation of water savers, such as rain sensors and, soil moisture detection, and low volume irrigation.

We're one of the few professional Landscape Maintenance companies in Central Florida who is also properly licensed to service Irrigation Systems. This means we can save you money, because our landscape maintenance programs include servicing and inspecting your Irrigation System.

and time changes.

- Test each zone for proper coverage.
- Clean and adjust sprinkler heads as well as inspect heads and nozzles for damage.
- Straighten heads as necessary.
- Check all control valves.
- Survey property for any leaks.
- Inspect pump station/water supply functions.
- Inspect all other mechanical systems for defects.
- Keep customer informed about innovative water saving technology.

If necessary, we can improve and upgrade your existing Irrigation System with the newest, most advanced technologies available. Plus, we also do design and installations.

LANDSCAPE CONSTRUCTION *and design*

We can install any size landscape design project. From small residential landscape and irrigation needs to larger, more intricate and extensive landscapes, we do it all at an affordable price.

Our experienced landscape design team can design a more beautiful and sustainable landscape that requires less water and ongoing care. We design and install original landscapes and irrigation systems. Plus, we also do redesigns, upgrades and beautifications to existing landscapes.

Capital Land Management produces gorgeous landscapes that are well planned, lush and colorful. We use the right plants in the right places, taking in account precise soil pH, moisture and sun/shade temperature conditions. Plus, we help homeowners and property managers avoid costly mistakes beforehand. Best of all, our Landscape Design services cost substantially LESS MONEY than others in the business.

9 PRINCIPLES OF FLORIDA-FRIENDLY LANDSCAPING

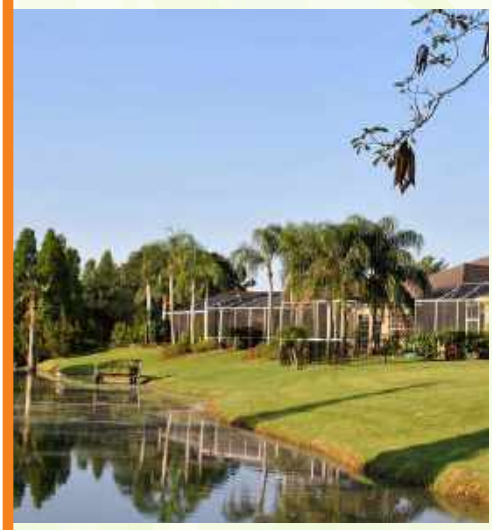
- Right Plant, Right Place
- Water Efficiently
- Fertilize as Needed
- Maximize Mulch
- Attract Wildlife
- Control Pests Responsibly
- Recycle
- Reduce Storm Water Runoff
- Protect the Waterfront

At Capital Land Management, we adhere to the above 9 principles when designing your landscape.

FERTILIZER & PEST MANAGEMENT

LAWN TREATMENT PROGRAM

LAKE & POND MANAGEMENT



AQUATIC WEED CONTROL

CAPITAL LAND MANAGEMENT

April 8, 2019

Russell Simmons
Concorde Estates CDD
313 Campus Street
Celebration, FL 34747

RE: Concorde Estates CDD Landscape Maintenance and Irrigation Maintenance Services Proposal

Dear Mr. Simmons and Concorde Estates CDD Board of Directors,

Capital Land Management is pleased to submit our proposal for the landscape maintenance and irrigation maintenance services of the Concorde Estates Community.

Capital Land Management currently maintains Fishhawk I CDD, Fishhawk II CDD, and Harbour Isles CDD in addition to other large-scale CDD communities similar in size to Concorde Estates. We fully understand the needs and requirements necessary to successfully maintain and enhance the landscape grounds of a large and dynamic community. Capital Land Management has been servicing these properties for over a year and all three of the CDD board members rave about our service and consistent results. I would encourage you to ask them for yourselves so you know we are a company that prides itself in making good landscapes great! If given the opportunity, we are confident we can make the same improvements at Concorde Estates CDD too.

Jarrett Myers, Steve Bruce, and PJ Piney, managing partners of Capital Land Management, all worked for National and/or Regional landscape firms and in their role, personally managed large CDD's similar to Concorde Estates CDD. In addition to, managing partner and COO Josh Burton, our collective experience spans over 65 years of professional landscape maintenance and construction management. More importantly, we have the passion and determination to grow our firm on a foundation of quality workmanship our client's demand.

Our approach, to managing Concorde Estates CDD is based on the demands the project manual describes. We feel the most effective approach is to have a team led by both an Area Portfolio Manager and Site Manager who will collaborate and coordinate the workflow of a team of 14 staff members. The manager and dedicated staff will report to the community weekly. All of these associates will be under the oversight of our Regional CDD Manager, Jason Chambrot. Jason's role at Capital Land Management is to exclusively manage CDD's. In addition to the Regional CDD Manager and Area Portfolio Manager, the team will include the following:

- (1) Site Manager who will:
    - Be on the ground assisting the Area Manager in managing the crews, ensuring they are meeting schedules.

CAPITAL LAND MANAGEMENT

- Provide weekly walks of high profile areas assigned around the community to ensure these areas look good daily.
- Care for any special maintenance request to include the completion of work orders and solutions to any issues that arise.
- Provide follow-up treatments to turf and ornamental weed, insect, and disease pressures.
- Ensure annuals are creating their WOW factor as designated.
- Communication weekly or as needed with Property Managers or Onsite Staff.

- (1) Irrigation Specialist who will:
  - Manage the water system of the community to ensure it is meeting the plant's needs.
  - Inspect and repair system on a routine basis to ensure water is flowing properly.
  - Be on-call during non-business hours to respond to any system failures or emergencies.
  - Be supervised and supported by Licensed Irrigation Contractor and managing partner Josh Burton.

- (12) Landscape Maintenance Professionals who will:
  - Be divided into (3) teams to include a (4) man detail team and two (4) man mow teams.
  - Each team will be led by a Supervisor who will manage experienced Gardeners
    - The 5 mow teams will manage all community roadways, common areas and ponds consisting of St. Augustine and Bahia turf areas. The mowers will have closed chute mulch decks, preventing the clippings from being dispersed into the ponds.
    - The 4-man detail team will manage and ensure all the ornamentals and ground covers throughout the community are manicured in their natural form. Ensuring the plants remain within the established boundaries and do not encroach upon sidewalks and roadways. They will split the property into details sections being completed every other week.

- Under the Supervision of our Agronomics Manager, Kerry Adams, our trained professional staff of pest control operator's will ensure the fertilization and pest control of turf, trees, and shrubs will be scheduled and performed as outlined in the scope of work.

CAPITAL LAND
MANAGEMENT

With the approach outlined above, we feel confident the residents and their guests will immediately see the impact of our exceptional service. Our attention to detail and sense of pride our team of professionals take in managing the community grounds will resonate on our first day of service. Our commitment to consistent service delivery and enhancing your communities living assets will ensure that your grounds not only grow but also prosper!

Thank you again for allowing Capital Land Management the opportunity to submit our proposal for the landscape and irrigation maintenance. We look forward to working with you and are confident, if given the opportunity; we will make you proud you chose the team of Capital Land Management to manage your communities landscape.

Sincerely,

James Piney
Executive Vice President of Business Development
Capital Land Management

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED April 11, 2019

1) Applicant Capital Land Management Corp
[Company Name]

An Individual
A Company
A Partnership
A Corporation
A Subsidiary Corporation

2. Proposer Company Address:

Street Address 9830 Yawn Road

P.O. Box (if any) _____

City Dade City State FL Zip Code 33525

Telephone 863-899-1275 Fax no. _____

1st Contact Name James Piney Title EVP of Business Development

2nd Contact Name Jason Chambrot Title CDD Division Manager

3. Parent Company Name (if applicable) _____

4. Parent Company Address (if different):

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the applicant's office which would handle the District work of this contract.

Street Address 3501 Pug Mill Road Suite D

P.O. Box (if any) _____

City Kissimmee State FL Zip Code 34741

Telephone 863-899-1275 Fax no. _____

1st Contact Name Jason Chambrot Title CDD Division Manager

6. If the Proposer is a corporation, is it incorporated in the State of Florida? yes (X) (Proceed to Question 6.1) no ( ) (Proceed to Question 6.2)

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? yes (X) no ( )

If no, please explain _____

Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

The State in which Proposer is incorporated? _____

Is the Company in good standing with that State? yes ( ) no ( )

If no, please explain _____

Date incorporated June 26, 2009 Charter No. P09000055635

Is the applicant registered with the State of Florida? yes (X) no ( )

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes ( ) (Proceed to Question 7.1) No ( ) (Proceed to Question 7.2)

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes ( ) no ( )

If no, please explain _____

_____

_____

Is the Proposer in good standing with the State of Florida? yes ( ) no ( )

If no, please explain _____

_____

_____

Date Proposer was organized: _____

7.2 If no, provide the following:

The State in which Proposer is organized: _____

Is the Proposer in good standing with that State? yes ( ) no ( )

If no, please explain _____

_____

Date Proposer was organized: _____

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes ( ) no ( )

If no, please explain_____

_____

8. Is the applicant company a registered or licensed contractor with the State of Florida?
yes (X) no ( )

8.1 If yes, provide the following:
Type of registration (i.e. certified general contractor, certified electrical contractor, etc.)
License Number _____ Exp. Date

Qualifying individual _____
Title: _____
List Company (s) currently qualified under this license:

_____
_____
_____

Does the Proposer hold any registrations or licenses with Orange County applicable to the contract? yes (X) no ( )

If yes, please list and provide a photocopy of each listed license or registration:

_____

9. Has the applicant company been involved as a plaintiff or defendant in any legal action in the past 2 years? yes ( ) no (X)

If yes, please identify the case, case number and describe each case: _____

_____
_____

10. Has the applicant company or predecessor company petitioned for bankruptcy protection in the past 5 years? yes ( ) no (X)

If yes, please identify the bankruptcy case , case number and describe each case:

_____
_____
_____

11. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year

(2016) $2,451,000 , (2017) $4,562,000 ,(2018) $6,860,000

12. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance) an example of an insurance certificate is attached hereto as Exhibit A.

General Liability	$ 2,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 500,000
Expiration Date	12/29/2019

13. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no (X)

If yes, please describe each violation, fine, and resolution_____

_____

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

_____

13.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?
yes ( ) no ( )

If yes, please describe each incident _____

_____

_____

The undersigned hereby authorize(s) and request(s) any person (including any firm or corporation) to furnish any pertinent information requested by the Concorde Estates Community Development District or its authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Capital land Management
Name of Proposer/Applicant

By: _____

This 8 day of April, 2019

By: James Piney EVP of Business Development
[Name and title of Person Signing]

(Apply Corporate Seal if filing as a corporation)

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 8 day of April, 2019, by James Piney, of the Capital land Management who is personally Known to me or who has produced _____ as identification and who did (did not) take an oath.

[Seal]

Daisy N Hartbanger
Signature of Notary taking acknowledgement

Notary Public State of Florida
Daisy N Hartbanger
My Commission GG 122684
Expires 07/10/2021

CORPORATE OFFICERS

Company Name Capital Land Management Corporation Date January, 30 2019

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

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Jarrett Myers	COO	Operations governance	Dade City, FL
Steve Bruce	CFO/CEO	Financial governance	Greenville, NC
Josh Burton	CRO	Corporate Risk Management	Lakeland, FL
James Piney	VP Business Development	Growth & Development	Lakeland, FL
FOR PARENT COMPANY (if applicable)			

CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL
LANDSCAPE MAINTENANCE SERVICES

Personnel

(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)

Management and Supervisory Personnel

	Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.	Jason Chambrot	20	CDD Division Manager	CDD Oversight & Reporting
2.	Chris Smith	10	Branch Manager	Daily operations
3.	Gary Kreuger	8	Irrigation Manager/License	Irrigation maintenance and repairs
4.	Kerry Adams	6	Agronomics Manager/CPO	Agronomics program
5.	George Woods	10	Asset Manager	Daily operations

8 2 2

	Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1.	Steve Bruce	23	ISA Arborist	Tree Risk Management
2.	Matt Dean	15	Horticulturalist	Plant health assessment
3.				
4.				

10:58 AM
04/08/19
Accrual Basis

Capital Land Management
Profit & Loss
January through December 2016

	Jan - Dec 16	% of Income
Ordinary Income/Expense		
Income		
Grounds Maintenance Services	1,369,296.16	55.9%
Landscape Enhancement Services		
Landscape Enhancement Services - Ot...	540,506.76	22.0%
Mulch Maintenance Services	21,075.00	0.9%
Flower Maintenance Services	2,999.79	0.1%
Palm Tree Maintenance Services		
Palm Tree Maintenance Services - Ot...	4,820.00	0.2%
Subcontractor - Palm Trimming	-14,780.00	-0.6%
Total Palm Tree Maintenance Services	-9,960.00	-0.4%
Total Landscape Enhancement Services	554,621.57	22.6%
Agronomic Services		
Turf & Ornamental Maintenance	294,031.21	12.0%
Lake Maintenance	9,059.47	0.4%
General Household Pest Control	1,850.00	0.1%
Total Agronomic Services	304,940.68	12.4%
Irrigation Services		
Irrigation Services - Other	229,790.07	9.4%
Subcontractor - Irrigation Pump	-7,942.71	-0.3%
Total Irrigation Services	221,847.36	9.0%
Water Meter Reading Services	3,859.12	0.2%
Subcontracted Services	-2,950.00	-0.1%
Total Income	2,451,624.89	100.0%
Cost of Goods Sold		
Labor - Direct		
Salaries - Maintenance Labor	467,281.26	19.1%
Staff Leasing	428,429.13	17.5%
Direct Taxes - Company Match	55,619.44	2.3%
Direct State/FUTA Taxes	3,796.81	0.2%
Total Labor - Direct	955,126.66	39.0%
Materials		
Mulch	99,327.20	4.1%
Plants	92,613.00	3.8%
Irrigation Parts	87,308.70	3.6%
Fertilizer & Chemicals	60,190.29	2.5%
Sod	36,001.41	1.5%
Hardware	10,975.74	0.4%
Flowers	10,055.88	0.4%
Landscape Lighting & Supplies	7,594.87	0.3%
Rocks and Stones	5,203.41	0.2%
Soil	911.52	0.0%
Stakes and Bracing for Trees	597.18	0.0%
Materials - Other	26.75	0.0%
Total Materials	410,805.75	16.8%
Labor - Indirect		
Salaries - Owners/Managers	259,296.20	10.6%
Total Labor - Indirect	259,296.20	10.6%

10:58 AM
04/06/19
Accrual Basis

Capital Land Management
Profit & Loss
January through December 2016

	Jan - Dec 16	% of Income
Rental Equipment	18,769.46	0.8%
Warranty & Damage Repair Costs	12,218.34	0.5%
Total COGS	1,656,216.41	67.6%
Gross Profit	795,406.48	32.4%
Expense		
Fuel	125,958.56	5.1%
Depreciation Expense	120,211.00	4.9%
Insurance Expense		
Automobile Insurance	31,329.00	1.3%
General Liability Insurance	20,616.01	0.8%
Worker's Compensation Insurance	11,835.00	0.5%
Life and Disability Insurance	1,963.57	0.1%
Cell Phone Insurance	1,489.45	0.1%
Insurance Expense - Other	57.36	0.0%
Total Insurance Expense	67,290.39	2.7%
Equipment Repairs & Maintenance	49,651.86	2.0%
Vehicle Repairs & Maintenance	34,948.72	1.4%
Rent Expense	34,693.52	1.4%
Phone - Cellular	24,924.05	1.0%
Equipment Tool/Operating Supply	23,664.67	1.0%
Computer and Internet Expenses	20,720.72	0.8%
Interest Expense	20,021.21	0.8%
Garbage Disposal	15,409.66	0.6%
Professional / Consultant Fees	12,945.00	0.5%
Uniforms	11,510.49	0.5%
Meals and Entertainment	11,141.43	0.5%
Equipment - Small 2 cycle (YC)	10,942.91	0.4%
Tolls	10,283.23	0.4%
Travel & Lodging Expense	10,217.22	0.4%
Advertising and Promotion	7,797.08	0.3%
Trailer Repair	6,265.09	0.3%
Building Repair & Maintenance	5,907.92	0.2%
Business Licenses, Permits, Tag	4,467.52	0.2%
Utilities	4,401.55	0.2%
Office Supplies	4,332.60	0.2%
Sales & Marketing	4,306.15	0.2%
Charitable Contributions	3,584.20	0.1%
Gift Card Rewards	3,328.02	0.1%
Taxes - Property	2,952.86	0.1%
Payroll Expenses by Intuit	2,632.16	0.1%
Bank Credit Card Fees	1,952.51	0.1%
Taxes - Use tax	1,523.34	0.1%
Membership Dues & Fees	1,190.00	0.0%
Postage and Delivery	786.52	0.0%
Training & Development	540.00	0.0%
Background Checks & Drug Test	528.04	0.0%
Dues and Subscriptions	160.50	0.0%
Miscellaneous Expense	160.00	0.0%
Total Expense	661,530.70	27.0%
Net Ordinary Income	133,877.78	5.5%
Other Income/Expense		
Other Income		
Fuel Credit Income	2,561.00	0.1%
Total Other Income	2,561.00	0.1%
Net Other Income	2,561.00	0.1%
Net Income	136,438.78	5.6%

11:01 AM
04/08/19
Accrual Basis

Capital Land Management
Profit & Loss
January through December 2017

	Jan - Dec 17	% of Income
Ordinary Income/Expense		
Income		
Grounds Maintenance Services	2,675,100.21	58.6%
Landscape Enhancement Services		
Landscape Enhancement Services - Other	682,812.50	15.0%
Flower Maintenance Services	107,407.31	2.4%
Mulch Maintenance Services		
Mulch Maintenance Services - Other	268,809.65	5.9%
Subcontractor - Mulch Install	-190,310.50	-4.2%
Total Mulch Maintenance Services	78,499.15	1.7%
Palm Tree Maintenance Services		
Palm Tree Maintenance Services - Other	99,221.25	2.2%
Subcontractor - Palm Trimming	-47,207.50	-1.0%
Total Palm Tree Maintenance Services	52,013.75	1.1%
Total Landscape Enhancement Services	920,732.71	20.2%
Agronomic Services		
Turf & Ornamental Maintenance	493,944.83	10.8%
Lake Maintenance	2,600.00	0.1%
General Household Pest Control	950.00	0.0%
Total Agronomic Services	497,494.83	10.9%
Irrigation Services		
Irrigation Services - Other	488,882.83	10.7%
Subcontractor - Irrigation Pump	-15,070.88	-0.3%
Total Irrigation Services	473,811.95	10.4%
Water Meter Reading Services	-4,822.45	-0.1%
Total Income	4,562,317.25	100.0%
Cost of Goods Sold		
Labor - Direct		
Salaries - Maintenance Labor	1,222,876.21	26.8%
Staff Leasing	693,650.00	15.2%
Direct Taxes - Company Match	124,918.13	2.7%
Direct State/FUTA Taxes	5,721.46	0.1%
Total Labor - Direct	2,047,165.80	44.9%
Materials		
Plants	138,525.20	3.0%
Irrigation Parts	118,729.36	2.6%
Fertilizer & Chemicals	91,503.41	2.0%
Sod	68,729.78	1.5%
Flowers	58,358.91	1.3%
Mulch	30,847.11	0.7%
Rocks and Stones	6,232.96	0.1%
Soil	5,384.69	0.1%
Stakes and Bracing for Trees	3,461.88	0.1%
Landscape Lighting & Supplies	2,691.27	0.1%
Hardware	2,026.42	0.0%
Materials - Other	500.00	0.0%
Total Materials	526,990.00	11.6%
Labor - Indirect		
Salaries - Owners/Managers	408,002.52	8.9%
Total Labor - Indirect	408,002.52	8.9%

11:01 AM
04/06/18
Accrual Basis

Capital Land Management
Profit & Loss
January through December 2017

	Jan - Dec 17	% of Income
Rental Equipment	30,957.55	0.7%
Warranty & Damage Repair Costs	17,433.38	0.4%
Total COGS	3,030,559.25	66.4%
Gross Profit	1,531,758.00	33.6%
Expense		
Depreciation Expense	670,798.00	14.7%
Fuel	266,780.26	5.6%
Insurance Expense		
Worker's Compensation Insurance	79,896.55	1.8%
Automobile Insurance	75,794.68	1.7%
General Liability Insurance	47,789.20	1.0%
Life and Disability Insurance	1,964.56	0.0%
Cell Phone Insurance	1,018.87	0.0%
Insurance Expense - Other	167.71	0.0%
Total Insurance Expense	206,630.57	4.5%
Vehicle Repairs & Maintenance	78,065.22	1.7%
Equipment Repairs & Maintenance	69,456.40	1.5%
Equipment Tool/Operating Supply	59,815.06	1.3%
Rent Expense	57,059.97	1.3%
Interest Expense	34,828.62	0.8%
Phone - Cellular	31,378.68	0.7%
Equipment - Small 2 cycle (YC)	30,539.62	0.7%
Computer and Internet Expenses	28,087.64	0.6%
Building Repair & Maintenance	26,525.58	0.6%
Garbage Disposal	23,613.33	0.5%
Meals and Entertainment	23,321.67	0.5%
Uniforms	20,344.37	0.4%
Tolls	18,559.58	0.4%
Sales & Marketing	12,255.72	0.3%
Office Supplies	11,156.47	0.2%
Travel & Lodging Expense	10,331.82	0.2%
Trailer Repair	10,039.12	0.2%
Advertising and Promotion	9,316.51	0.2%
Payroll Expenses by Intuit	8,642.34	0.2%
Business Licenses, Permits, Tag	8,475.72	0.2%
Professional / Consultant Fees	7,817.46	0.2%
Charitable Contributions	5,618.90	0.1%
Utilities	5,657.19	0.1%
Gift Card Rewards	5,480.89	0.1%
Taxes - Use tax	3,318.20	0.1%
Membership Dues & Fees	3,155.98	0.1%
Background Checks & Drug Test	2,292.25	0.1%
Training & Development	1,335.00	0.0%
Postage and Delivery	1,077.50	0.0%
Taxes - Property	630.50	0.0%
Bank Credit Card Fees	478.77	0.0%
Dues and Subscriptions	399.93	0.0%
Safety Equipment & Supplies	299.56	0.0%
Total Expense	1,744,584.30	38.2%
Net Ordinary Income	-212,826.30	-4.7%
Other Income/Expense		
Other Income		
Fuel Credit Income	5,222.00	0.1%
Child Support Fee	0.00	0.0%
Total Other Income	5,222.00	0.1%

11:01 AM
04/06/19
Accrual Basis

Capital Land Management
Profit & Loss
January through December 2017

	Jan - Dec 17	% of Income
Other Expense		
Ask My Accountant	0.00	0.0%
Total Other Expense	0.00	0.0%
Net Other Income	5,222.00	0.1%
Net Income	-207,604.30	-4.6%

11:03 AM
04/08/19
Accrual Basis

Capital Land Management
Profit & Loss
January through December 2018

	Jan - Dec 18	% of Income
Ordinary Income/Expense		
Income		
Grounds Maintenance Services	3,395,687.92	49.5%
Landscape Enhancement Services		
Landscape Renovation		
Landscape Renovation - Other	1,048,479.67	15.3%
Subcontractor - Sod Install	-16,818.75	-0.2%
Total Landscape Renovation	1,031,660.92	15.0%
Mulch Maintenance Services		
Mulch Maintenance Services - Other	366,510.40	5.3%
Subcontractor - Mulch Install	-240,083.04	-3.5%
Total Mulch Maintenance Services	126,427.36	1.8%
Palm Tree Maintenance Services		
Palm Tree Maintenance Services - Other	287,144.50	4.2%
Subcontractor - Palm Trimming	-165,771.00	-2.4%
Total Palm Tree Maintenance Services	121,373.50	1.8%
Flower Maintenance Services		
Flower Maintenance Services - Other	108,034.97	1.6%
Subcontractor - Flower Install	-25,261.77	-0.4%
Total Flower Maintenance Services	82,773.20	1.2%
Landscape Enhancement Services - Other	35,122.00	0.5%
Landscape Lighting	-23.92	-0.0%
Total Landscape Enhancement Services	1,397,333.06	20.4%
Construction Services		
Construction Landscape	731,806.27	10.7%
Construction Irrigation	98,570.90	1.4%
Total Construction Services	830,377.17	12.1%
Agronomic Services		
Turf & Ornamental Maintenance	633,492.26	9.2%
Total Agronomic Services	633,492.26	9.2%
Irrigation Services		
Irrigation Services - Other	346,568.33	5.1%
Irrigation Repair	222,316.44	3.2%
Irrigation Contract Maintenance	85,631.10	1.2%
Subcontractor - Irrigation Pump	-47,880.31	-0.7%
Total Irrigation Services	606,635.56	8.8%
Finance Charges	-1,170.78	-0.0%
Water Meter Reading Services	-2,205.21	-0.0%
Total Income	6,860,149.98	100.0%
Cost of Goods Sold		
Labor - Direct		
Salaries - Maintenance Labor	2,433,672.66	35.5%
Staff Leasing	287,510.00	4.2%
Direct Taxes - Company Match	179,078.33	2.6%
Direct State/FUTA Taxes	8,816.01	0.1%
Salaries - Construction Labor	0.00	0.0%
Total Labor - Direct	2,908,976.90	42.4%

11:03 AM
04/03/19
Accrual Basis

Capital Land Management
Profit & Loss
January through December 2018

	Jan - Dec 18	% of Income
Materials		
Plants	419,642.76	6.1%
Irrigation Parts	199,384.98	2.9%
Fertilizer & Chemicals	163,922.95	2.4%
Sod	47,109.31	0.7%
Mulch	40,691.03	0.6%
Flowers	29,122.65	0.4%
Landscape Lighting & Supplies	21,270.44	0.3%
Soil	11,749.82	0.2%
Rocks and Stones	10,735.96	0.2%
Stakes and Bracing for Trees	6,000.05	0.1%
Hardware	4,094.59	0.1%
Total Materials	953,724.54	13.9%
Labor - Indirect		
Salaries - Owners/Managers	607,104.43	8.8%
Salaries - Bonus	55,948.10	0.8%
Total Labor - Indirect	663,052.53	9.7%
Rental Equipment	49,089.94	0.7%
Warranty & Damage Repair Costs	19,532.83	0.3%
Total COGS	4,584,376.74	67.0%
Gross Profit	2,266,773.24	33.0%
Expense		
Insurance Expense		
Worker's Compensation Insurance	168,872.99	2.5%
Automobile Insurance	106,683.17	1.6%
Health Insurance	75,999.99	1.1%
General Liability Insurance	74,449.99	1.1%
Life and Disability Insurance	2,045.87	0.0%
Cell Phone Insurance	348.00	0.0%
Total Insurance Expense	428,400.01	6.2%
Fuel	368,423.58	5.4%
Depreciation Expense	165,318.00	2.4%
Rent Expense	100,855.00	1.5%
Equipment Repairs & Maintenance	79,468.90	1.2%
Vehicle Repairs & Maintenance	74,244.41	1.1%
Equipment Tool/Operating Supply	72,305.82	1.1%
Interest Expense	58,707.25	0.9%
Computer and Internet Expenses	50,458.94	0.7%
Phone - Cellular	47,000.72	0.7%
Garbage Disposal	41,788.33	0.6%
Building Repair & Maintenance	38,238.49	0.6%
Office Supplies	26,259.75	0.4%
Tolls	23,688.90	0.3%
Meals and Entertainment	22,746.17	0.3%
Uniforms	19,469.98	0.3%
Safety Equipment & Supplies	19,285.43	0.3%
Business Licenses, Permits, Tag	18,890.93	0.3%
Advertising and Promotion	17,092.40	0.2%
Equipment - Small 2 cycle (YC)	14,154.49	0.2%
Sales & Marketing	12,791.52	0.2%
Travel & Lodging Expense	10,624.50	0.2%
Payroll Expenses by Intuit	9,363.19	0.1%
Utilities	8,763.69	0.1%
Trailer Repair	6,243.55	0.1%
Membership Dues & Fees	4,378.09	0.1%
Professional / Consultant Fees	4,277.19	0.1%
Taxes - Use tax	4,054.11	0.1%
Gift Card Rewards	3,776.41	0.1%
Background Checks & Drug Test	3,432.20	0.1%

11:03 AM
04/08/19
Accrual Basis

Capital Land Management
Profit & Loss
January through December 2018

	Jan - Dec 18	% of Income
Meals - Office Snacks	2,617.02	0.0%
Training & Development	1,922.31	0.0%
Charitable Contributions	1,749.75	0.0%
Printing and Reproduction	1,322.58	0.0%
Taxes - Property	1,023.80	0.0%
Postage and Delivery	860.24	0.0%
Meetings - Staff / Business	799.20	0.0%
Bank Credit Card Fees	787.94	0.0%
Dues and Subscriptions	642.53	0.0%
Total Expense	1,766,128.22	25.7%
Net Ordinary Income	499,645.02	7.3%
Other Income/Expense		
Other Income		
Other Income	6.30	0.0%
Gain/Loss on sale of assets	-1,263.80	-0.0%
Total Other Income	-1,257.50	-0.0%
Net Other Income	-1,257.50	-0.0%
Net Income	498,387.52	7.3%

AGREEMENT BETWEEN _____AND THE CONCORDE ESTATES COMMUNITY DEVELOPMENT REGARDING THE PROVISION OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

This Agreement is made and entered into this ____day of _____ 2019, by and between _____ an independent contractor ("Contractor"), whose address is _____, and The Concorde Estates Community Development District ("Owner"), care of the District Manager, whose address is 313 Campus Street, Celebration, Florida 34747.

RECITALS

In consideration of the premises and the mutual covenants and obligations contained in this Agreement, the parties agree as follows:

1. DEFINITIONS.

a. Agreement. The Agreement consists of this Maintenance Services Agreement, the Scope of Services, the form of General Release, the Work Authorization form, and all other documents enumerated on the List of Exhibits set forth below. The Agreement represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representation or agreements, either written or oral. The Agreement may be amended or modified only as set forth below in Article 8.

b. Services. The term Services as used in this Agreement shall be construed to include all Services set forth in Exhibit A, all obligations of Contractor under this Agreement, including any addenda or special conditions, and where any Work Authorizations have been issued pursuant to Article 8 of this Agreement, the changed services set forth therein.

2. SCOPE OF SERVICES.

a. A description of the nature, scope and schedule of services to be performed by Contractor under this Agreement shall be as follows: The services as generally indicated by the documents identified in Exhibit A (attached hereto and incorporated herein by reference).

b. The following List of Exhibits is applicable to the Services:

i. Exhibit A – Scope of Services
ii. Exhibit B - Work Authorization Form
iii. Exhibit C - Maps
iv. Exhibit D - General Release

3. COMMENCEMENT OF SERVICES. Contractor shall commence its Services on _____ upon the receipt of a Notice to Proceed and shall perform the same in accordance with any schedules set forth in these Contract documents, including but not limited to schedules set forth within the Scope of Services in Exhibit A.

4. DISTRICT MANAGER.

a. The Owner's authorized representative (herein referred to as the "District Manager") shall be Inframark, Inc. whose mailing address is 313 Campus Street, Celebration, Florida 34747, Attention: Kristen Suit; provided, however, that the Owner may, without liability to the Contractor, unilaterally amend this Article from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the Owner's representative for the purpose of this Contract.

b. All actions to be taken by, all approvals, notices, consent, directions and instructions to be given by, all notices and other matters to be delivered to, all determinations and decisions to be made by and, in general, all other action to be taken by, or given to, the Owner shall be taken, given and made by, or delivered or given to the District Manager in the name of and on behalf of the Owner; provided, however, that the Owner (and not the District Manager) shall be solely obligated to the Contractor for all sums required to be paid by the Owner to the Contractor hereunder.

5. BASIS FOR COMPENSATION AND PAYMENTS.

a. Provided that the Contractor shall strictly perform all of its obligations under the Agreement, and subject only to additions and deductions by Work Authorizations as set forth in Article 8, the Owner shall pay to Contractor for its Services as set forth in Article 2, a Fixed Fee in the amount of _____ ($_____), on a monthly basis plus additional fees for services rendered in connection with Work Authorizations as defined below.

b. The Contractor shall on the 15th day of each calendar month deliver to the Owner an Application for Payment in such form and with such detail as the Owner requires.

c. Based on the Contractor's Application for Payment, and the approval of the Application for Payment issued by the Owner, the Owner shall make monthly payments to the Contractor on account of the Fixed Fee plus additional fees in connection with Work Authorizations. Such monthly payments shall be made on or before the 30th day of each calendar month or the 30th day after receipt by the Owner of the Contractor's Application for Payment and of such documentation to verify the amount owed as the Owner may require, whichever is later; provided, however, that the Owner shall have no obligation to make payment as aforesaid if it has withheld approval of any Application for Payment.

d. Work Authorizations shall mean orders or directives, in the form attached hereto as Exhibit C, issued by the Owner. Work Authorizations shall be issued for repairs or emergency services, changes to the scope of the area in which services are required, or for any services beyond those set forth in Article 2. Services performed under a Work Authorization may be paid either on a lump sum basis, a unit price basis, or a time and material basis in the Owner's sole discretion, such amount to be invoiced and paid in accordance with the terms set forth in this Article 5. Contractor shall not be entitled to compensation for Services outside the scope of Article 2 unless Contractor has obtained prior written authorization of Owner to perform the same in accordance with the provisions of Article 8 of this Agreement.

e. Owner retains the right to reduce any portion of Contractor's Scope of Services as set forth in Article 2, or as amended in any Work Authorization, in accordance with the provision of Article 8 of this Agreement. In such event, Owner shall be entitled to a proportionate reduction to the Fixed Fee.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

a. Contractor hereby represents to Owner that: (i) it has the experience and skill to perform the Services as set forth in this Agreement; (ii) that it shall comply with all applicable federal, state and local laws, rules, codes and orders of any public, quasi-public or other government authority; (iii) it is duly licensed to observe and perform the terms, covenants, conditions and other provisions on its part to be observed or performed under this Agreement; (iv) it has by careful examination satisfied itself as to: (*a*) the nature, location and character of the general area in which the Services are to be performed including, without limitation, the surface conditions of the land and all structures and obstructions thereon, both natural and manmade, the surface water conditions of the general area and, to the extent pertinent, all other conditions; and (*b*) all other matters or things which could in any manner affect the performance of the Services.

b. The Contractor warrants to the Owner that all materials furnished under this Contract shall

be new unless otherwise specified, and that all Services shall be of good quality, free from faults and defects and in conformance with the Contract Documents.

7. INSURANCE; INDEMNIFICATION.

a. Contractor shall, throughout the performance of its Services pursuant to this Agreement, maintain:

(i) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of $2,000,000 and $2,000,000, respectively, combined single limit per occurrence, protecting it and Owner from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's Services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(ii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars ($100,000) per occurrence.

b. All such insurance required in Paragraph 7.a. shall be in companies and on forms acceptable to Owner and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Owner; the insurance required under paragraph 7.a.(i) shall name as additional insureds the Owner, the District Engineer and the District Manager, and their parents, subsidiaries, related and affiliated companies. Certificates of insurance (and copies of all policies, if required by the Owner) shall be furnished to the Owner. In the event of any cancellation or reduction of coverage, the Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to Owner whatsoever.

c. Contractor shall defend (if requested by Owner), indemnify and hold Owner, the District Manager, and the District Engineer, and their parents, subsidiaries, related and affiliated companies, and the officers, directors, agents, employees and assigns of each, harmless from and against any and all claims, demands, suits, judgments, losses, or expenses of any nature whatsoever (including attorneys fees) arising directly or indirectly from or out of: any act or omission of Contractor, its officers, directors, agents or employees; any breach of Contractor's representations as set forth in this Agreement, or any other failure of Contractor to comply with the obligations on its part to be performed under this Agreement. The provisions of this paragraph shall survive the expiration or earlier termination of this Agreement, and shall include, but not be limited to, costs and expenses of any kind or nature that arise directly or indirectly from or in connection with the presence, suspected presence, release or suspected release of any hazardous substance in or into the air, soil, surface water, groundwater or soil vapor at, on or about, under or within the real property of the Owner, or any portion thereof, as a result of activities of Contractor under this Contract.

d. Nothing herein shall be construed as or constitute a waiver of Owner's Immunity or limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

8. MODIFICATIONS, ADDITIONS OR DELETIONS TO THE SERVICES.

a. A Work Authorization shall be a writing by the Owner, in the form and manner attached to this Agreement as Exhibit C, which shall consist of additions, deletions or other modifications to the Scope Of Services.

b. The Owner may, from time to time, without affecting the validity of the Agreement, or any term or condition thereof, issue Work Authorizations which may identify additional or revised Scopes of Services, or other written instructions and orders, which shall be governed by the provisions of the Agreement. The Contractor shall comply with all such orders and instructions issued by the Owner. Upon receipt of any such Work

Authorization, the Contractor shall promptly proceed with the work, and the resultant decrease or increase in the amount to be paid the Contractor, if any, shall be governed by the provisions of Article 5 in this Agreement.

9. PROTECTION OF PERSONS AND PROPERTY.

a. The Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Services, and shall provide all protection to prevent injury to all persons involved in any way in the Services and all other persons, including, without limitation, the employees, agents, guests, visitors, invitees and licensees of the Owner and community residents, tenants, and the general public that may be affected thereby.

b. All Services, whether performed by the Contractor, its Subcontractors, or anyone directly or indirectly employed by any of them, and all applicable equipment, machinery, materials, tools and like items used in the Services, shall be in compliance with, and conform to: (i) all applicable laws, ordinances, rules, regulations and orders of any public, quasi-public or other governmental authority; and (ii) all codes, rules, regulations and requirements of the Owner and its insurance carriers relating thereto. In the event of conflicting requirements, the more stringent shall govern.

c. The Contractor shall at all times keep the general area in which the Services are to be performed clean and free from accumulation of waste materials or rubbish (including, without limitation, hazardous waste), caused by performance of the Services, and shall continuously throughout performance of the Services, remove and dispose of all such materials. The Owner may require the Contractor to comply with such standards, means and methods of cleanup, removal or disposal as the Owner may make known to the Contractor. In the event the Contractor fails to keep the general area in which the Services are to be performed clean and free from such waste or rubbish, or to comply with such standards, means and methods, the Owner may take such action and offset any and all costs or expenses of whatever nature paid or incurred by the Owner in undertaking such action against any sums then or thereafter due to the Contractor.

10. BOOKS AND RECORDS. Contractor shall maintain comprehensive books and records relating to any Services performed under this Agreement, which shall be retained by Contractor for a period of at least four (4) years from and after the completion of such Services. Owner, or its authorized representatives, shall have the right to audit such books and records at all reasonable times upon prior notice to Contractor. The provisions of this paragraph shall survive the expiration or early termination of this Agreement.

11. USE OF OWNER'S NAME. The contractor, by virtue of this Contract, shall acquire no right to use, and shall not use, the name of the Owner or the name "Concorde Estates" (either alone or in conjunction with or as part of any other word, mark or name) in any advertising, publicity or promotion; to express or imply any endorsement by Owner of the Contractor's Services; or in any other manner whatsoever (whether or not similar to the uses hereinabove specifically prohibited).

12. ASSIGNMENT. This Agreement is for the personal services of Contractor and may not be assigned by Contractor in any fashion, whether by operation of law, or by conveyance of any type including, without limitation, transfer of stock in Contractor, without the prior written consent of Owner, which consent Owner may withhold in its sole discretion. Owner retains the right to assign all or any portion of this Agreement at any time. Upon such assignment, and provided the Assignee shall, in writing, assume Owner's

obligations under this Agreement, Owner shall be automatically released and discharged from any and all of its obligations under this Agreement, and Contractor shall thenceforth look solely to the Assignee for performance of Owner's obligations under this Agreement.

13. SUSPENSION OR TERMINATION.

a. Anything in this Agreement to the contrary notwithstanding, Owner shall, in its sole discretion and without cause, have the right to suspend or terminate this Agreement upon thirty (30) days prior written notice to Contractor. In the event of termination, Owner's sole obligation and liability to Contractor, if any, shall be to pay to Contractor that portion of the fee earned by it, plus any earned amounts for extra Services performed pursuant to Articles 5 and 8, through the date of termination.

b. If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the Owner, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Contract, then the Owner may, without prejudice to any other right or remedy available to the Owner and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate the Contract and the employment of the Contractor. In addition, without terminating this Contract as a whole, the Owner may, under any of the circumstances set forth above, terminate any portion of this Contract (by reducing, in such manner the Owner deems appropriate, the Scope of the Service to be performed by the Contractor) and complete the portion of this Contract so terminated in such manner as the Owner may deem expedient.

14. SUBCONTRACTORS. If the Contractor desires to employ Subcontractors in connection with the performance of its Services under this Agreement:

a. Nothing contained in the Agreement shall create any contractual relationship between the Owner and any Subcontractor. However, it is acknowledged that the Owner is an intended third-party beneficiary of the obligations of the Subcontractors related to the Services.

b. Contractor shall coordinate the services of any Subcontractors, and remain fully responsible under the terms of this Agreement; Contractor shall be and remain responsible for the quality, timeliness and the coordination of all Services furnished by the Contractor or its Subcontractors.

c. All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and conditions of this Agreement to the full extent applicable to the portion of the Services covered thereby. Each Subcontractor must agree, for the benefit of the Owner, to be bound by such terms and conditions to the full extent applicable to its portion of the Services.

15. NOTICE.

a. Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, facsimile, or courier service, and shall be deemed given when received by the addressee. Notices shall be addressed as follows:

If to Owner: Concorde Estates Community Development District
313 Campus Street
Celebration, Florida 34747
Attention: Bob Koncar

cc: Young Qualls, PA
216 S. Monroe Street
Tallahassee, Florida 32301
Atto: Timothy R. Qualls

If to Contractor: _____
_____
_____
Attention: _____

or to such other address as either party may direct by notice given to the other as hereinabove provided.

b. Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice.

16. LEGAL PROCEEDINGS.

a. The Agreement shall be construed and interpreted in accordance with the laws of the State of Florida and shall constitute the entire and sole understanding of the parties hereto notwithstanding any prior or written statements, instructions, agreements, representations, or other communications.

b. Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Agreement, or arising out of any matter pertaining to this Agreement or the Services to be performed hereunder, shall be submitted for trial, without jury, before the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida; or, if the Circuit Court does not have jurisdiction, then before the United States District Court for the Middle District of Florida (Orlando Division); or if neither of such courts shall have jurisdiction, then before any other court sitting in Orange County, Florida, having subject matter jurisdiction. The parties consent and submit to the jurisdiction of any such court and agree to accept service of process outside the State of Florida in any matter to be submitted to any such court pursuant hereto, and expressly waive all rights to trial by jury regarding any such matter.

c. In the event that any provision of the Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity or, if this leads to an impracticable result, shall be stricken but, in either event, all other provisions of the Agreement shall remain in full force and effect.

17. Term. Owner desires to employ the services of Contractor to perform the herein described services for a period beginning on the date as described in Article 3, and ending on _____. Thereafter, the parties have the option of renewing the contract for a period not to exceed two (2) years.

18. MISCELLANEOUS PROVISIONS.

a. Any failure by Owner to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and Owner may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.

b. The acceptance of final payment under this Agreement, or the acceptance of final payment upon early termination hereof, shall constitute a full and complete release of Owner by Contractor from any and all claims, demands and causes of action whatsoever which Contractor may have against Owner in any way related to the subject matter of this Agreement and Contractor shall as a condition precedent to receipt of final payment from owner, submit to the Owner a fully and properly executed general Release, in the form attached to this Agreement. Neither the Owner's review, approval or acceptance of, nor payment for, any of the Services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement and Contractor shall be and remain liable to Owner in accordance with law for all damages to Owner caused by the Contractor's performance of any of the Services furnished pursuant to this Agreement.

c. It is understood and agreed that Contractor is acting as an independent contractor in the performance of its Services hereunder, and nothing contained in this Agreement shall be deemed to create an agency relationship between Owner and Contractor.

d. The rights and remedies of Owner provided for under this Agreement are cumulative and are in addition to any other rights and remedies provided by law.

e. This Agreement has been negotiated fully between the parties as an arm's length transaction. In addition to the representations and warranties contained in Article 6 of the Agreement, the Contractor acknowledges that prior to execution of the Agreement it has thoroughly reviewed and inspected the Contract documents, and satisfied itself regarding any error, inconsistency, discrepancy, ambiguity, omission, insufficiency of detail or explanation. Contractor further acknowledges that the parties have participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

f. Public Records: Owner is subject to the requirements of Ch. 119, Fla. Stat. ("Public Records Law"). As such, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the Owner in connection with the transaction of its official business are public records. In connection with this Agreement, Contractor shall comply with the Public Records Law as follows:

i. Keep and maintain public records required by the Owner to perform the services that are the subject of this Agreement.

ii. Upon the request of the Owner's Custodian of Public Records, provide the Owner with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.

iii. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the Owner.

iv. Upon completion of the Agreement, transfer, at no cost, to the Owner all public records in Contractor's possession or keep and maintain public records required by the Owner to perform the Services. If Contractor transfers all public records to the Owner upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Owner, upon request from the Owner's Custodian of Public Records, in a format that is compatible with the Owner's information technology systems.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF THE PUBLIC RECORDS LAW TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE OWNER'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE OWNER IN THIS AGREEMENT.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed affective as of the day and year first above written.

Contractor:

_____

_____

_____

By:_____

Its:_____

Dated:_____

Owner:

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

_____

_____

By:_____

Its:_____

Dated:_____

EXHIBIT B

Scope of Services

1. Project Scope
   - 1.1 General Overview

2. General Contractor Requirements and Procedures
   - 2.1 Operation Procedures
   - 2.2 Key Personnel
   - 2.3 Personnel Dress Code
   - 2.4 Personnel Conduct
   - 2.5 Safety Program
   - 2.6 Facility Location
   - 2.7 Subcontractors
   - 2.8 Consultants
   - 2.9 Document Control and Data Maintenance
   - 2.10 Verification of Data
   - 2.11 Ownership of Data
   - 2.12 Quality Control

3. Coordination
   - 3.1 General Coordination
   - 3.2 Contractor's Project Manager

4. Scheduled Operations and Maintenance
   - 4.1 Turf Care
   - 4.2 Shrubs/Ground Cover Care/Annuals
   - 4.3 Tree Care
   - 4.4 Irrigation System

5. Unscheduled Maintenance and Repairs
   - 5.1 General
   - 5.2 Damaged Facilities
   - 5.3 Emergency Repairs
   - 5.4 Unscheduled Maintenance

6. Administration/Maintenance/Operations Program
   - 6.1 General
   - 6.2 Administration
   - 6.3 Operations

7. Response Time
   - 7.1 General

1. PROJECT SCOPE

The Contractor shall provide landscape, irrigation and general grounds maintenance for Concorde Estates. The following is a project overview describing the various community development districts within Concorde Estates and the limits of work.

1.1 General Overview

Concorde Estates CDD is located in the city of Kissimmee, on Pleasant Hill, in Osceola County, FL. It is a planned residential community.

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

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

2.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Scope of Services between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday and unless specified otherwise or directed by the Owner. The Contractor may submit a request for additional operation time, in response to poor weather conditions, to be reviewed for approval by the Owner. The Owner will designate where Contractor's crew will take breaks, lunches, and use restroom facilities. Employee personnel vehicles will be parked only in areas designated by the Owner.

2.2 Key Personnel

2.2.1 All work shall be managed and/or directed by key personnel identified in the proposal. Any changes in the assigned key personnel shall be subject to approval by the Owner. Where applicable, the Contractor shall require certifications, training,

etc. be secured and updated for all employees for the maintenance and technical services performed under this contract.

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

2.2.3 Contractor shall provide at least one (1) Field Supervisor to observe and monitor the activities including landscape, irrigation, and general grounds maintenance operations.

2.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the Owner is unsightly

for any reason, shall be strictly prohibited. Contractor personnel shall wear shirts at all times and shall wear footwear that conforms to safe work practices.

2.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees that communicate and interact with the Concorde Estates community and any other customer/party associated with the Concorde Estates Project are knowledgeable of the Project and the Services the Contractor is performing.

2.5 Safety Program

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

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

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

2.6 Facility Location

The Owner shall not provide a facility on the Project Site for the Contractor as part of this scope of Services. The Contractor shall, upon receipt of written approval from the Owner, be allowed to temporarily store, if necessary, its materials and equipment on site at an Owner-selected location. The Contractor shall be responsible for security of its stored materials and equipment, as well as any connections for utilities to the storage. Any costs associated with leases or rentals will be the Contractor's responsibility.

2.7 Subcontractors

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

- The Contractor shall be responsible for, and coordinate with, the services of any of its subcontractors.
- The Contractor shall require all of its Subcontractors, as a condition of employment, to agree to the applicable terms and conditions identified in the contract documents.

2.8 Consultants

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

- The Contractor shall be responsible for, and coordinate with, the services of any of its consultants.
- The Contractor shall require all consultants, as a condition of employment, to agree to the applicable terms and conditions identified in the contract documents.

2.9 Document Control and Data Maintenance

2.9.1 Document Control

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

2.9.2 Data Maintenance

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

2.9.3 Highlight Report

The Contractor shall provide to the Field Manager a highlight report identifying monthly maintenance and unscheduled maintenance activities for the previous month. The highlight report shall be provided 15 days prior to each Board meeting and shall contain information helpful to the District and its staff as it relates to all landscape maintenance issues.

2.9.4 Data Dispersal

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

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred
- Type(s) of data being transferred
- Date of transfer

- Purpose of transfer, or use of information
- Further action necessary

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

2.10 Verification of Data

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

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars ($100) per day through a reduction in the compensation identified in Section 7.b. herein; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

2.11 Ownership of Data

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

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

2.12 Quality Control

The Owner will have the right, at any stage of the operation, to reject any or all of the Contractor's Services and materials, which in the Owner's opinion does not meet the

requirements of these specifications. Throughout the entire landscape, the Contractor shall maintain the installed number of shrubs, ground cover, and trees in addition to the installed amount of turf grasses. The Contractor shall replace or reimburse the Owner for the cost of replacement or repairs, at the Contractor's own expense, those turf areas, shrubs, ground cover, and trees that are damaged or lost due to insects, disease, fungus, and/or over watering or insufficient watering from the irrigation system as directed by the Owner. All replacements shall meet the current size, specification, and quality of surrounding related material. Any other CDD items damaged due to Contractor's negligence shall be repaired or replaced as directed by the Owner at the Contractor's own expense. All repairs and replacements shall also occur within two (2) weeks of notice from the Owner.

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

3. COORDINATION

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

3.1 General Coordination

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

In addition, Contractor shall provide a representative to attend the meetings of the Concorde Estates Board of Supervisors if requested to do so by the Owner. This representative shall be knowledgeable of this Project Scope and Scope of Services and shall be able to respond to any questions the Board may have as to the day to day activities at the Project site pursuant to this Agreement.

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

- CDD District Manager

- CDD District Engineer
- CDD District Representative
- CDD Aquatic Weed Control Maintenance Contractor
- Duke Energy
- Florida Department of Transportation
- SFWMD
- Adjacent property Owners, as directed by the Owner

3.2 Contractor's Project Manager

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

4. SCHEDULED OPERATIONS AND MAINTENANCE

The Contractor shall meet all requirements associated with turf care, shrubs/ground cover care, tree care, irrigation system, as required in this Agreement. The Contractor shall make a complete site inspection of Concorde Estates, specifically the areas of CDD maintenance. Attachment D includes maps identifying the general limits of CDD maintenance by area. All landscaping (entry features) within the CDD areas shall be maintained by this Contractor in accordance with the following requirements:

4.1 Turf Care

4.1.1 Mowing

a. All lawns, located in developed areas, including St. Augustine and Bahia, shall be mowed once per week from April through September, three (3) times per month in March and October and once every other week from November through February. Mowing shall be performed at a minimum frequency of 42 times a year.

b. Turf areas shall be cut to a height of no more than three (3-4) inches nor less than two and one-half (2 ½) inches, to foster photosynthesis and healthy root development.

c. Mower blades shall be kept sharp at all times to prevent tearing of grass blades.

d. Mulching type-mowing equipment is preferred and no side discharges are permitted on walk-behind mowers.

e. Visible clippings after mowing shall be removed to prevent thatch build up.

f. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.

g. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, and waterways.

4.1.2 Edging

a. Hard surface edging is to be defined as outlining and/or removing turf from along all sidewalks and curbs, and soft surface edging is to be defined as outlining and/or removing turf from all trees rings and planting beds, etc. by the use of a mechanical edger.

b. All hard surface edging shall be performed to maintain straight and sharp edges between curbs/sidewalks and turf areas. Edging shall be completed the same day and at the same frequency that an area is mowed.

c. All soft surface edging shall be performed neatly to maintain the shape and configuration of all planting areas in a clean manner, free of imperfections, at the same frequency as detailing of plant beds (once every three weeks). All plant bed edges shall be maintained to the curves, as originally designed.

d. The edging equipment shall be equipped with manufactures guard to deflect hazardous debris. String or lined trimmers shall not be used.

e. All sidewalks, streets, and roadways shall be immediately swept, blown, or vacuumed to maintain a clean, well-groomed appearance, Clippings shall not be blown or swept into drainage basins or ponds.

f. The proper safety precautions shall be taken when edging (i.e., safety vest, signage, warning light, etc.), along roadways as required by federal, state or local law, as deemed necessary by the Contractor and/or as directed by the Owner.

4.1.3 Trimming

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

4.1.4 Weed and Disease Control

a. Two (2) applications (full coverage) of weed and disease/fungus control shall be provided in the month of March and November of each year for all St. Augustine and Bahia areas. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense. Weeding shall be preformed to a level that is acceptable to the Owner. Additional requirements for weed control are defined in paragraph 4.2.2.

b. Turf areas shall be continuously monitored for infestations of disease/fungus, and weeds and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.

c. All state and Federal regulations governing the use/application of chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to these regulations.

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

4.1.5 Fertilization

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

a. A custom blended granular fertilizer shall be applied at least four (4) times per year (February, April, June, and October) for St. Augustine. Bahia shall be fertilized three (3) times per year upon request. Additional applications of micronutrients may be needed in July or August for St. Augustine turf. Analysis, scheduled applications, and application rates per 1000 s.f. shall be approved by the Owner and at a minimum include a full trace element package of iron, magnesium, zinc and calcium. Analysis may be different depending on the season of application, and should always meet the specific site conditions. The minimum application rate shall be 1 lb. of Nitrogen per 1000 s.f. per application. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.

b. The Owner reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.

c. A state inspection of analysis along with an actual certified fertilizer label, legible and otherwise suitable condition for filing, must be submitted for approval.

d. To maintain uniform turf color, fertilization shall be completed within ten (10) working days for Phase 1 in its entirety.

e. All fertilizers shall be kept out of canals and stormwater retention ponds and be removed immediately from all sidewalks and roadways.

f. A report containing bag usage and tonnage per area shall be submitted immediately following fertilization.

g. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

4.1.6 Pest Control

a. The Contractor shall provide four (4) applications (full coverage) of insect control per year in the months of March, May, July and September for St. Augustine, and two (2) applications of insect control per year in May and July for Bahia. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.

b. Turf areas shall be continuously monitored for infestations of insects and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.

c. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

4.1.7 pH Adjustment

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

be monitored and, as directed by the Owner, follow-up tests will be required. The soil tests and the pH adjustments shall be considered part of the base Scope of Services.

4.2 Shrubs/Ground Cover Care

4.2.1 Pruning

a. Detailing of planted areas shall be performed in a sectional method, with the frequency of once every month. Detailing includes trimming, pruning and shaping of all shrubbery, ornamentals and ground cover, removal of under story tree suckers, removal of unwanted vegetation, and the fluffing of bark or chips. Contractor shall provide to the Owner a sectional detailing operation map for review and approval within 30 days after the Contractor's notice-to-proceed.

b. Shrubs shall be hand clipped to remove only the top excess growth. Hedge sheering shall not be performed until shrub rows are completely full and have obtained at least 3' full height. Pruning sides of shrubs shall be avoided to allow the mass to naturally fill.

c. No pruning shall be preformed on live wood that alters the shape and fullness with respect to the intended character of the plantings. Any shrub damage from equipment, other negligent activities, or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.

d. Shrubs shall be pruned according to Owner's specific instructions.

e. Summer flowering shrubs shall be pruned yearly during late winter/early spring (late February - April).

f. Spring flowering shrubs shall be pruned yearly after blooming.

g. Broad leaf evergreen shrubs shall be hand-pruned yearly to maintain their natural appearance after the new growth has hardened off.

h. Conifers shall be pruned yearly after the foliage of the new growth has changed color.

i. Ground covers shall be edged and pruned to contain them within the planting beds.

j. The main stem of shrubs or vine-like plants planted near fences shall be secured to the fence with plastic tie material to allow new growth to be guided as directed by the Owner.

k. All clippings shall be removed from all sidewalks, roadways, and waterways, and disposed off-site.

l. A schedule for pruning shall be submitted within 30 calendar days of the notice-to-proceed with the Services for Owner's approval.

m. Selective pruning, balling and shaping shall be performed as needed to expose landscape lights and remove all dead wood.

4.2.2 Weeding

a. The Contractor shall be required to maintain all mulched areas free of weeds, to a level that is acceptable to the Owner, by hand pulling or chemical means, as environmental, horticultural, and weather conditions permit. An appropriate combination of "pre" and "post" emergent is strongly recommended. Weeding shall be preformed in conjunction with the detailing of planted areas at a minimum frequency of once every three weeks. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense. Weeds around impervious surfaces shall be sprayed as soon as observed. All weeds collected shall be removed and disposed off-site.

b. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

d. Spray of weeds in street cracks, between curb and asphalt at all roads and any CDD sidewalks within the maintenance area.

4.2.3 Fertilization

a. A custom blend fertilizer shall be applied at least three (3) times per year (February, May, and October). Analysis shall include a trace element of iron, magnesium, zinc, and calcium. Analysis and program should be structured to meet the specific site conditions. Reapplications, if required in the Owner's opinion, shall be provided at the Contractor's own expense.

b. Fertilizers shall be applied at a rate of 12 pounds of nitrogen per 1,000 SF of bed area.

c. Fertilizers shall have the following:

1. Forty- percent nitrogen derived from ammonium sulfate; 60% from controlled release.
2. A ratio of nitrogen to potassium at 1 to 1.
3. Two percent iron - minimum.
4. Two percent magnesium - minimum.

5. One percent magnesia - minimum.
6. Three percent phosphorous - minimum.
7. Include elements of calcium, boron, copper, zinc, and phosphor.

d. Alternative fertilizer analysis may be approved by the Owner, if the Contractor substantiates reasons for healthier plant growth.

e Granular fertilizer shall be applied by hand or hand operated broadcast spreader insuring uniform coverage. Fertilization shall be completed within ten (10) working days.

f. A state inspection of analysis along with an actual label in legible and otherwise suitable condition for filing shall be submitted for approval.

g. All fertilizer shall be kept out of canals and lakes and be removed immediately from all sidewalks, pedestrian areas and roadways.

h. A report containing name of product applied, mix ratio, rate of application, amount of product applied, and location of application shall be submitted immediately following fertilization.

i. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

4.2.4 Pest and Disease Control

a. The Owner shall be notified one week prior to any chemical application. All over spray shall be prevented and contact with any pedestrians, their property or pets shall be strictly avoided.

b. All landscape areas shall be continuously monitored for infestations of insects and disease/fungus, and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.

c. Six (6) applications (full coverage) of insect and disease control shall be required per year in the months of February, April, June, August, October, and December. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.

d. Use manufacturers' instructions for proper applications. Operating personnel shall be knowledgeable for monitoring and identification and licensed for application. All chemicals shall be used in strict accordance

with federal, state, and county directives on environmental control and carry an EPA approval number.

e. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

f. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire term of the Agreement.

4.2.5 Mulching

Premium grade pine needle or Pine Bark shall be installed one time a year in March at a depth of 2".

4.2.6 pH Adjustment

A soil analysis and pH adjustment shall be provided for shrubs/ground covers as per section 4.1.7.

4.2.7 Annuals

December through March
A combination of pink petunias, dusty miller and holiday poinsettias. Replace Poinsettias with Dwarf(Sonnet, Snapshot or similar) snapdragons after the holidays or when the poinsettias decline

April through June
Plant a combination of purple Angelonia, red Salvia and Dwarf Zinnias(of the Profusion or Zahara series)
July through November
Beds of a blend of Pentas colors or single colors or a combination of Pentas, Dwarf Zinnias(of the Profusion or Zahara series), Farinacea Salvia, and Torenia

November and December
Red and white petunias

** Alternatives could include Begonias, Sunpatiens, Marigolds, Wheat Celosia, Joseph's coat or Geraniums

4.3 Tree Care

Tree care shall pertain to all trees located in CDD common areas and rights-of-way.

4.3.1 Pruning

a. Street tree pruning shall occur on all of the trees 2 times per year on a rotating schedule. The trees shall be thinned and lifted in order for the trees to mature structurally to avoid traffic notching and a top heavy appearance. Larger live branches may have to be removed. Any trees that are being damaged by vehicular traffic due to low hanging branches must be pruned immediately.

Any tree damaged from equipment, other negligent activities or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.

b. All street trees shall be pruned over roadways on an as needed basis to a minimum height of 14' to allow for emergency vehicle access and minimum height of 8' over sidewalks for pedestrian access and 5' away from any structure, building or residences trees shall be pruned away from street lights to allow for proper roadway lighting. Lifting of trees shall be kept consistent for proper tree character.

c. Remove all sucker growth from base of trees on a regular basis. Remove any limbs, which in the Owner's opinion, poses a threat to public safety. Provide specific pruning practices, unless otherwise directed by the Owner, for the following items:

- Oaks - Generally prune trees to maintain the desired uniform appearance by thinning or tipping. No topping shall be performed on oak trees. Branches are encouraged to hang over walks with adequate pedestrian and bicycle clearance.
- Crape Myrtle - Crape Myrtles shall be trimmed on the sides.
- Wax Myrtle - Wax Myrtles shall be tipped mildly in January, cleaned at the base to 2' clear trunk and dead wood removed.
- Holly - Burford Hollies shall be kept full headed, and pruned only to bring clear trunk level to 2' above ground cover level. All holly trees shall be hand-clipped (not hedged) for naturally formed appearance. Sever shearing into "pyramids or lollipops" shall be avoided.
- Ligustrum - Hand clipped for natural form. Severe shearing into "globes" shall be avoided, unless directed by the Owner.
- Magnolias - Prune only sucker growth and to maintain an attractive, clear trunk appearance.
- All Palms - Condition and appearance of booted trunks shall be monitored monthly and clean-up/boot removal shall be provided as directed by the Owner. Once the fronds have drooped to a 8:00 to 4:00 angle, the Contractor shall remove the fronds to a maximum 9:00 to 3:00 angle. Fronds shall be removed a minimum two (2) times per year.

d. Trees located in buffer areas shall be pruned twice (2) a year. These trees shall be pruned to promote dense canopy for screening and to provide a neat appearance. The Owner shall provide specific instructions for pruning trees in buffer areas.

e. Other ornamental trees shall be pruned yearly during late winter/early spring (late February - April).

f. All other trees shall be pruned yearly to enhance their natural character as directed by the Owner.

g. Trees shall be canopied in a manner that will prevent interference with pedestrian walkways, as well as assist in the general appearance of the property. This service will be performed as necessary during the detail three-week rotation to maintain uniformity and property clearances.

h. Selective pruning and shaping shall be performed as needed to expose landscape lights. Street lights and regulatory signage.

4.3.2 Fertilizer

Trees shall be fertilized as per the requirements of 4.2.3. Any alternative fertilizer analysis recommended specifically for individual trees may be approved if the Contractor substantiates reasons for healthier plant growth.

4.3.3 Pest Control

Preventative insect/disease control treatments shall be provided for individual trees, as per the requirements of 4.2.4.

4.3.4 Mulch

All individual isolated trees shall have their tree ring re-mulched as per requirements of 4.2.5.

4.3.5 pH Adjustment

Soil testing and pH adjustment shall be provided as per the requirements of 4.1.7.

4.4 Irrigation System

4.4.1 General Requirements

a. The Contractor shall be responsible for continual, full operation of all system parts. Any plant damage resulting from non-operation of system, over-watering, or insufficient watering due to maintenance neglect shall be the Contractor's responsibility, as per Section 2.12. Contractor shall replace damaged materials or reimburse the Owner for the cost of replacement or repairs as directed by the Owner.

b. The Contractor shall be responsible for repairs to the system caused by the Contractor or by the Contractor's neglect for the term of this Agreement.

c. Automatic irrigation system will be updated monthly to provide watering frequency sufficient to replace soil moisture below the root zone.

d. Any modifications to the irrigation system shall be submitted in writing for approval. Approval will be in writing to the Contractor. If the original request is not satisfactory to the Owner, an alternate plan may be requested. A detailed sketch for record documents will also be supplied to the Owner, prior to work commencing.

4.4.2 Monitoring/Adjustments

a. The Contractor shall inspect the entire operation of the system no less than once (1) per month. A written report shall be furnished to the Owner at the completion of each inspection. During this inspection, the Contractor shall perform the following:
- Activate each zone of the existing system.
- Ensure the operation and coverage is sufficient for proper healthy landscape growing conditions.
- Fix any broken pipes, valves or irrigation heads the same day of inspection.

c. Spray patterns for all irrigation heads shall be adjusted, if required, when detected by the Contractor or as directed by the Owner.

d. Any adjustments to the spray nozzles spray patterns, controllers, etc. required to provide optimum growth of the landscape shall be provided on an as needed basis as part of the base Scope of Services.

e. Notify the Owner if there are any major repairs, such as mainline or controller to be fixed.

4.4.3 Valve/Valve Boxes

a. Provide any miscellaneous cleaning of valves for proper functioning on an as needed basis.

b. Ensure that all valve boxes remain flush and level with grade. The valve boxes shall be kept free of any overgrowth of plant material or sod. The interior of each box shall be kept clean.

c. All repairs shall be done in a timely manner.

4.5 Litter Removal

4.5.1 Trash Receptacles

a. All trash receptacles throughout the Project site shall be emptied of trash a minimum of t e times per week. All trash shall be disposed of qff- site. Replacement liner shall be provided by the Contractor. CDD will provide doggie pot bags.

4.6.2 Landscape Areas

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

4.6.3 Road Right-of-Way, Ponds, and Parks

Contractor shall monitor all road rights-f-way, storm water ponds, and parks areas once weekly to collect any litter and dispose litter off-site.

5. UNSCHEDULED MAINTENANCE AND REPAIRS

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

5.1 General

The Contractor shall be responsible for all repairs within all limits of work, within the Concorde Estates Community unless otherwise directed by the Owner. Repairs that result from the Contractor's failure to properly perform the Services under this Scope of Services shall not be considered an Additional Service and therefore shall not warrant additional compensation to the Contractor. Repairs that, in the Contractor and Owner's opinion are not as a result of Contractor negligence shall be deemed an Additional Service and shall, at the Owner's

election, be made by the Contractor upon receipt of a Work Authorization from the Owner. When the Contractor determines that a repair is necessary, the Contractor shall submit to the Owner a Work Authorization form together with the Contractor's estimate of the cost to perform the repair. Whenever possible, this Work Authorization and cost estimate should be sent to the Owner seven (7) calendar days in advance of the Contractor performing the Services. The Owner shall return one executed copy of the Work Authorization form and shall indicate the method of compensation. In the event the Services are to be provided on a unit price or time and material basis, within seven (7) calendar days upon completion of the Services, the Contractor shall submit to the Owner, an itemized listing of the Contractor's costs to perform the Services including all unit quantity items or labor, equipment, materials, and Subcontractor's accordingly. The itemized listing shall be presented in a format acceptable to the Owner and if requested by the Owner shall include copies of invoices from others providing work or materials on the repair.

5.2 Damaged Facilities

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

5.2.2 Irrigation Repairs

a. All breaks shall be repaired immediately. Lines shall be flushed thoroughly before installing new heads.

b. All replacement parts shall be the same manufacture as the initial irrigation installation. Execution of all repairs/installation shall be as per original construction details/specifications.

c. Aboveground irrigation components damaged by the Contractor while performing landscape maintenance activities shall be repaired and replaced by the Contractor within 24 hours at no charge to the Owner.

d. Any damage on property due to wash outs created by irrigation breaks that went undetected for a period of time due to negligence of the Contractor shall be repaired by the Contractor at no charge to the Owner.

e. Irrigation components damaged by accident caused by someone other than the Contractor, by wear and tear, or by vandalism shall be reported to the Owner immediately. Execution and payment for these repairs is explained in Section 5.1.

5.3 Emergency Repairs

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

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

5.3.3 Emergency repairs, as agreed by the Owner, are the only repairs that will not require a Work Authorization from the Owner.

The Owner shall use the contractor's labors to revise the irrigation or hardscape at times. The Owner will compensate the Contractor by trading irrigation reviews, as accepted by both parties.

and submitting the following number of copies of the program document to the Owner.

- First draft — Eight (8) bound copies, one (1) unbound copy
- Second draft — Eight (8) bound copies, one (1) unbound copy
- Third draft — Eight (8) bound copies, one (1) unbound copy
- Final document — Eight (8) bound copies, two (2) digital copies

6.2 Administration

6.2.1 The administrative section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all administrative matters generally described in the Scope of Services and as outlined below.

6.2.2 Organization charts for administrative management functions include key personnel names, job titles, and phone numbers.

6.2.3 Policies and procedures related to the Contractor's program for communications with the Concorde Estates community relative to general maintenance operations, customer services, and irrigation user issues.

6.2.4 Personnel policies and procedures related to the Contractor's personnel performing services on the site.

6.3 Operations

6.3.1 The operations section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all operations/customer service matters generally described in the Scope of Services and as outlined below.

6.3.2 Organization charts for operations and customer service related functions. Include key personnel names, job titles, and phone numbers.

6.3.3 Policies and procedures related to emergency situations including 24 hour notification, emergency phone numbers, Contractor mobilization and response time (refer to Section 7.2, Emergency Response Program for further details), and so forth.

6.3.4 Policies and procedures related to the Contractor's safety program.

7. RESPONSE TIME

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

7.1 General

The Contractor shall, on a timely and efficient basis, respond to any and all requests, and perform all repairs, inspections, and observations, etc. stipulated in the Project Manual. The

Contractor shall provide supervisory, operating and maintenance personnel as required who shall be available on call 24 hours per day, 7 days per week to respond to and correct any problems with any of the elements covered by this agreement.

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

- Standard maintenance activity adjustments - varies; as directed by Owner
- Irrigation adjustments - 24 hours
- Standard repairs – 2 days
- Emergency repairs – same day
- Unscheduled maintenance request - as needed, as soon as four hours
- Plant material replacement - two weeks

Should the Contractor fail to respond to a request for any services addressed in this Project Scope within the required allotted time, the Owner shall, at the Contractor's sole expense, provide the requested services.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

Landscape/Grounds Maintenance Services

TASK	Frequency	Unit Cost	Total
Turf Care - St. Augustine			
Mowing/ Blowing/Edging	42	$760.00	$31,920
Fertilization	4	$1,950	$7,800
Weed Desease Control	2	$1,500	$3,000
Pest control	4	$1,500	$6,000
Subtotal			$48,720
Turf Care - Bahia			
Mowing/ Blowing/Edging	42	$760.00	$31,920
Fertilization	3	$2,000	$6,000
Weed Desease Control	2	$1,500	$3,000
Pest control	4	$900.00	$3,600
Subtotal			$44,520
Shrub Care/Ground Cover Care			
Pruning	24	$1,040	$24,960
Weeding/Edging	42	$450.00	$18,900
Fertilization	3	$1,400	$4,200
Pest/disease control	6	$250.00	$1,500
Mulching	1	Included in mulch number	
Subtotal			$49,560
Tree Care			
Pruning	2	Up to 14' included	
Fertilization	3	included	
Pest/disease control	6	included	
Mulching 500 CY	1	$22,000	$22,000
All Palms	2	$700.00	$1,400
Subtotal			$23,400
Irrigation System Monitoring			
Clocks	12	$800.00	$9,600
Valves/Zones	12		
Subtotal			$9,600
Volleyball Court Maintenance			
Trash Removal	52		$1,200
Weed Control	52		$1,200
Sand Raking	52		$1,200
Subtotal			$3,600
Grand Total			$179,400

PROPOSAL

CAPITAL
Land Management

Date: 4-5-19

PROPERTY:
Concorde Estates CDD
3151 Georgian Bay Ln
Kissimmee, FL 34746

SCOPE OF WORK: Cleanup behind the privacy fence, one on Marshfield Preserve Way and the other located on Hopewell Dr. creating a 5' path so the back of the fence can be accessed by maintenance for pressure washing etc... Also, create a path that would connect the lift station located on Marshfield Preserve way to Grasmere View Pkwy.

Grand Total $5,400.00

No debris will be removed off site; it will be spread out in the natural area directly behind the fence.

Payment due within 15 days of completion of the above proposed work.
If there are any questions, please contact me at your earliest convenience.
An acceptance of this proposal within 30 days shall constitute a contract between us.
Beyond 30 days the above prices are subject to review.

Date of Acceptance _____ Estimated By: Jeff Helm

_____ Jeff Helm

Signature Signature:

9830 Yawn Road
Dade City, FL 33525

WWW.CAPITALLAND.NET

Exhibit B
Work Authorization
Contract No. 2019-101

Contract No. **2019-101**
Work Authorization No. **18WA-XX** _ _*(initial and sequential numbering)*

Date:_____

Budget Code:

To:_____

Pursuant to the Maintenance Services Agreement dated _____, the Contractor agrees to perform the services described below for a fixed fee to be computed in the manner set out below or in accordance with Article 5 of the Agreement.

Description of Work Authorization services:

Bill to:

The following is/are applicable to this Work Authorization as marked:

_____ A. As a result of this Work Authorization, the Contractor shall be compensated a fee in the amount of $_____

_____ B. Contractor shall proceed immediately with this Work Authorization on a time and material basis in accordance with the contract Documents. Time and material tickets should be submitted daily to the Program Manager.

_____ C. Contractor shall proceed immediately with this Work Authorization on a unit price basis in accordance with the Contract Documents.

The total amount of this Work Authorization shall be full and complete consideration to the Contractor for performance of the services set forth above and the Contractor hereby waives any and all claims arising out of or related to the services covered by this Work Authorization.

Contractor shall commence the aforesaid authorized services upon the execution hereof and shall perform the same in accordance with the terms and conditions of the Agreement which remain in full force and effect.

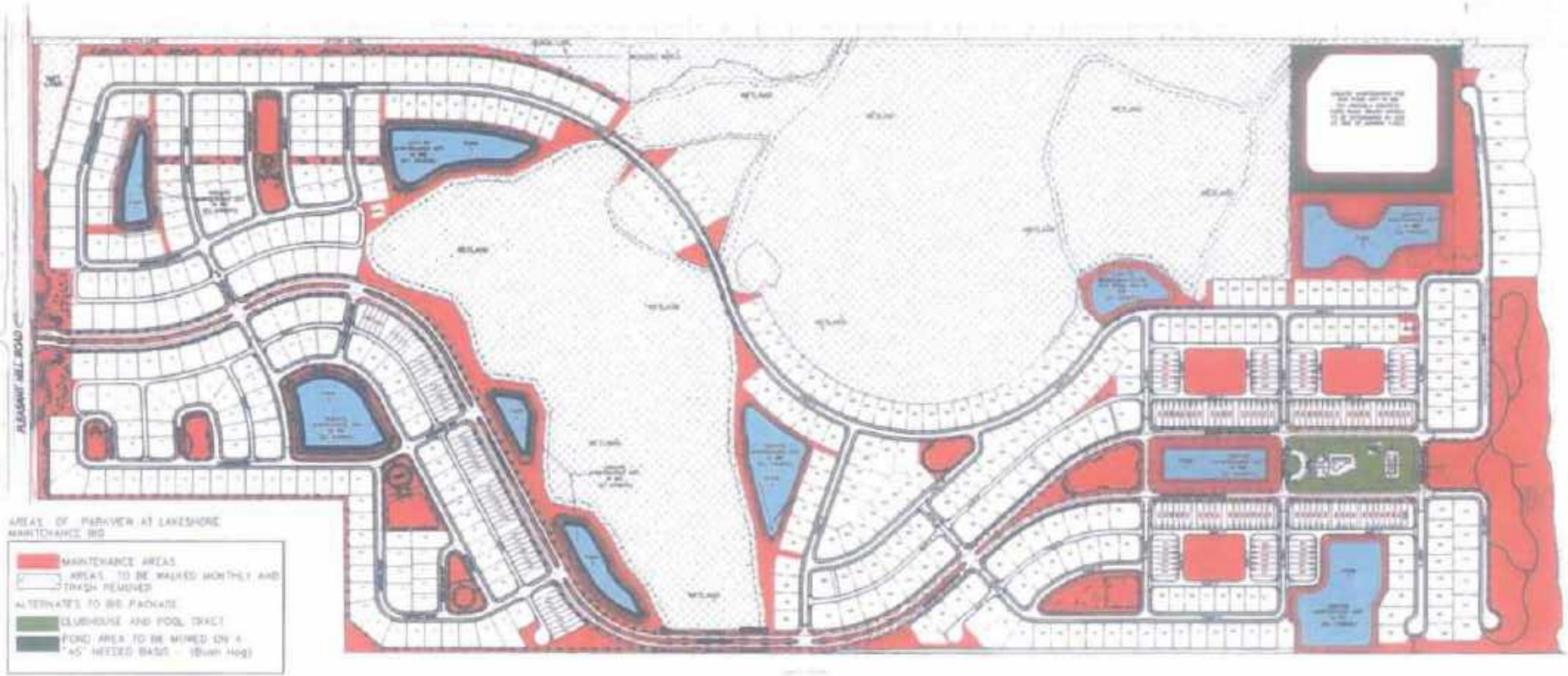
This Work Authorization represents the entire and integrated agreement between the parties, and supersedes all prior negotiations and qualifications, for these authorized services; but this Work Authorization and the services contemplated herein is, except as otherwise specifically provided herein, subject to all the terms and conditions of the Agreement including without limitation, those concerning payment.

Accepted and Agreed by Contractor:		For Owner:	
Company Name		**Concorde Estates Community Development District**	
By: _____	Date: _____	By: _____	Date: _____
By: _____	Date: _____	By: _____	Date: _____

For Review and Approval (if applicable):

District Engineer:
By: _____ Date: _____

Completed by: _____ Date: _____



Maintenance Map November 16, 2015

Parkview at Lakeshore

Prepared for: Lee Canyon Metropolitan District

BOYD CIVIL ENGINEERING

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida
COUNTY OF Polk

I James Piney, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a managing owner in the firm of Capital Land Management, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 8 day of April, ~~2018~~. 2019

Signature by authorized representative of Proposer

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 8 day of April, 2019, by James Piney, of the Capital Land Management who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

(Seal)

Signature of Notary taking acknowledgment

Daisy N Hartbarger
Printed Name

Commission #: GG122884

Expires: 07/10/2021

Notary Public State of Florida
Daisy N Hartbarger
My Commission GG 122884
Expires 07/10/2021

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for maintenance services has been submitted on this ____ day of _____, 2019 by Capital Land Management [company] whose business address is _____ 9830 Yawn Road, Dade City, FL 33525 _____, telephone number is 863-797-9970, and fax number is N/A.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitute fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Concorde Estates Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

AUTHORITY TO CONTACT REFERENCES

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Concorde Estates CDD, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the proposer.

Capital Land Management
Name of Organization

By: _____
James Piney

This 8 day of April, 2019

By: EVP of Business Development
Name and Title of Person Signing

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: _____

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 8 day of April, 2019, by James Piney, of the Capital Land Management who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

[SEAL]

Daisy N Hartbarger
Signature of Notary taking acknowledgment

Notary Public State of Florida
Daisy N Hartbarger
My Commission GG 122864
Expires 07/10/2021

CAPILAN-01 JFAVA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/14/2018

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
ASSOCIATES AGENCY, INC.
11470 N 53rd St
Temple Terrace, FL 33617

CONTACT NAME:
PHONE (A/C, No, Ext): (813) 988-1234 FAX (A/C, No): (813) 988-0989
E-MAIL ADDRESS: certs@associatesins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Southern Owners Insurance Co	10190
INSURER B : Old Dominion Insurance Co.	40231
INSURER C : Bridgefield Casualty Insurance Company	10335
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Capital Land Management Corporation
9830 Yawn Road
Dade City, FL 33525

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR X Contractual Liab. GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / LOC OTHER:			20054078	11/15/2018	11/15/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			B1P3377K 00	11/15/2018	11/15/2019	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP	$ 1,000,000 $ $ $ $ 10,000
A	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION $			5205407800	11/15/2018	11/15/2019	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		196-47409	12/29/2018	12/29/2019	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000

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

CERTIFICATE HOLDER

FOR BIDDING PURPOSES

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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REFERENCES

Community: **Grasslands HOA** **Lakeland, FL**
Contract Amount: **$520,000**
Point of Contact: **Diana Albritton, Extreme Management**
Email: **diana@hoaemt.com**

Since 2013 we have managed Grasslands HOA which includes over one mile of central boulevard leading to six individual subdivisions comprising over 275 estate homes. Our site based team of 8 landscape professionals report daily to Grasslands and manage all mowing, turf and ornamental fertilization and pest control, as well as detail to all homes and common areas.

Community: **Park Square Homes** **Orange & Osceola County, FL**
Contract Amount: **$1,200,000**
Point of Contact: **Roy Hughes**
Email: **Rhughes@parksquarehomes.com**

Since 2015 we have provided full-service landscape maintenance of both resort style maintenance-free homeowner associations and traditional homeowner associations located in south Orlando. Each resort community boast over 200 homes and are actively being developed by Park Square Homes. Resort communities include Bella Vida, Sonoma, Veranda Palms, and Watersong Resort. Within the traditional homeowner associations we maintain the communities common areas and amenity centers.

Community: **Taylor Morrison Homes** **Hillsborough & Pasco County, FL**
Contract Amount: **$600,000**
Point of Contact: **Kiera Calhoun, Taylor Morrison**
Email: **kcalhoun@taylormorrison.com**

Since 2016 we have provide full service landscape maintenance to (10) homeowner's associations that are actively being developed in the Tampa region. In some of the communities we maintain only common areas, however, the communities that are sold as maintenance-free, we maintain both commons and individual homes.

Community: **High Vista at Ridgewood Lakes** **Davenport, FL**
Contract Amount: **$271,000**
Point of Contact: **Dennis Wyrobeck, Board President**
Email: **wyrobeck1@gmail.com**

Since 2017 we have provided full service landscape maintenance to the amenity areas and mowing services to the 623 resident owners of High Vista. In addition to weekly mowing services that are accomplished in a period of 2 days, we provide daily porter services to the amenity areas Sunday thru Saturday.

REFERENCES

Community: **Channing Park CDD** **Lithia, FL**
Contract Amount: **$155,000**
Point of Contact: **Rachel Welborn, Rizzetta & Co.**
Email: **rwelborn@rizzetta.com**

Since 2016 we have provided full service landscape maintenance to the common area roadways, amenity areas and the HOA, known as The Enclave located within Channing Park CDD. Our professional staff of 6 report on a weekly basis performing all mowing, pruning, turf and ornamental fertilization and pest control, irrigation inspection and repairs within this 400 acre community. In addition, we also design and install all requested landscape renovations, change-out annuals on a quarterly basis and install mulch annually.

Community: **Fishhawk CDD I** **Lithia, FL**
Contract Amount: **$230,000**
Point of Contact: **John Toberg, Rizzetta & Co.**
Email: **jtoborg@rizzetta.com**

Since 2017 we have provided full service landscape maintenance to the common area roadways, amenity areas, schools, and individual HOA's located within the Fishhawk CDD I. Our professional staff of 6 report on a daily basis performing all mowing, pruning, turf and ornamental fertilization and pest control, irrigation inspection and repairs within this 400 acre community. In addition to maintaining over 10 miles of trails, we also design and install all requested landscape renovations, change-out over 10,000 annuals and install over 1000 yards of mulch per year.

Community: **Fishhawk CDD II** **Lithia, FL**
Contract Amount: **$350,000**
Point of Contact: **John Toberg, Rizzetta & Co.**
Email: **jtoborg@rizzetta.com**

Since 2017 we have provided full service landscape maintenance to the common area roadways, amenity areas, schools, and individual HOA's located within the Fishhawk CDD II. Our professional staff of 8 report on a daily basis performing all mowing, pruning, turf and ornamental fertilization and pest control, irrigation inspection and repairs within this 1000 acre community. In addition to maintaining over 16 miles of trails, we also design and install all requested landscape renovations, change-out over 32,000 annuals and install over 1500 yards of mulch per year.

REFERENCES

Community: **Harbour Isles CDD** **Riverview, FL**
Contract Amount: **$101,000**
Point of Contact: **Grant Phillips, Rizzetta & Co.**
Email: **gphillips@rizzetta.com**

Since 2018 we have provided full service landscape maintenance to the common area roadways, amenity areas located within Harbour Isles CDD. Our professional staff of 5 report on a weekly basis performing all mowing, pruning, turf and ornamental fertilization and pest control, irrigation inspection and repairs within this 300 acre community. In addition, we also design and install all requested landscape renovations, change-out annuals on a quarterly basis and install mulch annually.

Community: **Connerton West CDD** **Land o Lakes, FL**
Contract Amount: **$320,000**
Point of Contact: **Grant Phillips, Rizzetta & Co.**
Email: **gphillips@rizzetta.com**

Since 2018 we have provided full service landscape maintenance to the common area roadways, amenity areas located within Connerton West CDD. Our professional staff of 4 report on a daily basis performing all mowing, pruning, turf and ornamental fertilization and pest control, irrigation inspection and repairs within this 700 acre community. In addition, we also design and install all requested landscape renovations, change-out over 20,000 annuals and install 2000 yards mulch annually.

Community: **Celebration CDD** **Celebration, FL**
Contract Amount: **$987,000**
Point of Contact: **Russell Simmons, Inframark**
Email: **Russ.Simmons@inframark.com**

Since 2019 we have provided full service landscape maintenance to the common area roadways, amenity areas, and downtown village located within Celebration CDD. Our professional staff of 15 report on a daily basis performing all mowing, pruning, turf and ornamental fertilization and pest control, irrigation inspection and repairs within this 1500 acre community. In addition, to maintaining over 20 miles of trails, we also design and install all requested landscape renovations, change-out over 8,800 annuals and install 18,000 bales of pine straw annually.

POLK COUNTY BUILDING DIVISION
P O Box 9005, Bartow, FL 33831
(863) 534-6080

CERTIFICATE OF COMPETENCY

LICENSE TYPE: IRRIGATION CONTRACTR REGISTRED
DATE ISSUED: 07/13/2010
DATE EXPIRES: 08/31/2017

LICENSES:

LICENSE #: 5908 **CONTRACTOR ID #:** 24010 **STATE REG #:** IRRIGATION

NAME: BURTON, JOSHUA

DBA NAME: CAPITAL LAND MANAGEMENT CORP

ADDRESS: 9830 YAWN RD DADE CITY, FL 33525-

PHONE: (863)370-9126 x

NOTE: It is the contractor's responsibility to keep all business, licensing and requirements current and provide up to date copies for our files.

POLK COUNTY BUILDING DIVISION
P O BOX 9005, DRWR CS02, BARTOW, FL 33831-9005
CERTIFICATE OF COMPETENCY
LIC #: 5908-IRRIGATION CONTRACTR REGISTRED
ISSUED: 07/13/2010 **EXPIRES:** 08/31/2017
NAME: JOSHUA BURTON
DBA: CAPITAL LAND MANAGEMENT CORP

ADDR: 9830 YAWN RD DADE CITY, FL 33525-

CONTR ID#: 24010 **REG#:** IRRIGATION

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Capital Land Management Corporation

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
9830 Yawn Road

Requester's name and address (optional)

6 City, state, and ZIP code
Dade City, Fl 33525

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 Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number
2 7 – 0 1 9 9 9 4 2

Part II Certification

Under penalties of perjury, I certify that:

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

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ Date ▶ 6/7/2016

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

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? on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

FLORIDA

GV2880-1

Certificate #

GV2880

Trainee ID #

UNIVERSITY OF FLORIDA
IFAS EXTENSION

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Jarrett Myers

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Dr. L.E. Trenholm	Henry	4/29/2008	
Issuer	Instructor	Date of Class	DEP Program Administrator

Not valid without seal

State of Florida

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF225538

JARRETT BRUCE MYERS

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

In Testimony Whereof, Witness this signature at Tallahassee, Florida on October 10, 2014

Adam H. Putnam
Commissioner of Agriculture

Chief, Bureau of Licensing and Enforcement

FDACS 13618, 06/01

INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFIED ARBORIST®

Steven Robert Bruce

Having successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture, the above named is hereby recognized as an ISA Certified Arborist®

ISA

Jim Skiera, Executive Director
International Society of Arboriculture

Certification Board Chair
International Society of Arboriculture

FL-1209A	15 Nov 2003	31 Dec 2019
Certificate Number	Certified Since	Expiration Date

State of Florida

Department of Agriculture and Consumer Services
Bureau of Entomology and Pest Control

PEST CONTROL LICENSE

Number: JB179276

CAPITAL LAND MANAGEMENT CORPORATION
3545 WATERFIELD RD, LAKELAND, FL 33803

This is to Certify that the Pest Control Firm named above is licensed by the State of Florida, Department of Agriculture and Consumer Services for the Year Ending August 31, 2014 as provided by Law.

Adam H. Putnam
Commissioner of Agriculture

Issue Date: January 27, 2014

POLK COUNTY LOCAL BUSINESS TAX RECEIPT
ACCOUNT NO. 144820 CLASS: B EXPIRES: 9/30/2017

OWNER NAME
BRUCE, STEVE & MYERS, JARRETT

LOCATION
POLK COUNTY
POLK COUNTY

BUSINESS NAME AND MAILING ADDRESS

CAPITAL LAND MANAGEMENT

9830 YAWN RD
DADE CITY, FL 33525

CODE	ACTIVITY TYPE
810000	LTD OTHER SERVICES
810060	PEST CONTROL SERVICE

PROFESSIONAL LICENSE (IF APPLICABLE)
JB179276

OFFICE OF JOE G. TEDDER, CFC * TAX COLLECTOR

THIS POLK COUNTY LOCAL BUSINESS TAX RECEIPT MUST BE CONSPICUOUSLY DISPLAYED AT THE BUSINESS LOCATION

PAID-1523023.0001-0001 08/07/2016 08/07/2016 JLW 159 57.75 JARRETT MYERS

Discover the Difference!

Over the years landscapes change, annuals and perennials die out, shrubs may become too woody or overly pruned, and trees need their growth monitored for balance and to allow for more sunlight for the plants and turf below.

Capital Land Management (CLM) is a landscape maintenance firm that specializes in working with owners and managers of retail centers, hotels, office and industrial parks as well as HOA and condominium property managers and board members. We will provide the best solutions in land stewardship to maintain and increase the value of your landscapes living assets by listening to you and designing a program to match your expectations and your plants needs for a healthy life.

What separates CLM from other firms is our passion and drive for excellence. We ensure that the marketability and investment of your property's living assets continue to grow and mature as you and your guest intended and deserve.

OVERVIEW OF SERVICES

As professional experts in the landscaping field with over 50 years experience. We can help advise you in orchestrating your vision for your landscape by...

- **LISTENING TO YOU** DESCRIBE your vision
- **ANALYZING THE BUDGET** required to FULFILL your vision
- **DESIGNING AN APPROACH** to EXPERIENCE your vision
- **PERFORMING TO PROVIDE** the RESULTS of your vision
- **CONTINUALLY EVALUATE AND ADJUST** to ensure your vision is ACCOMPLISHED

MAINTENANCE • DESIGN
INSTALLATION • IRRIGATION
FERTILIZER MANAGEMENT
PEST MANAGEMENT
LANDSCAPE LIGHTING
LAKE & POND MANAGEMENT

With increasing interest in our environmental impact on our Florida lands, CLM understands the importance of staying informed and is continually updated by the agencies below to ensure your land and community are in compliance and conserving and preserving Florida's limited natural resources.

UF UNIVERSITY of FLORIDA IFAS

FNGLA We Know What Grows

FLORIDA

MEMBER OF community ASSOCIATIONS INSTITUTE

MyFlorida.com my

Southwest Florida Water Management District

Florida Yards & Neighborhoods

ISA International Society of Arboriculture

LAKELAND Area Chamber of Commerce

CAPITAL LAND MANAGEMENT

GROWING YOUR LIVING ASSETS

Josh Burton • 863.370.9126
Jarrett Myers • 813.469.8716
P.J. Piney • 863.797.9970

OFFICES

Dade City • Davenport • Lakeland

WWW.CAPITALLAND.NET

4Fiii.

Landscape Maintenance Services Proposal

prepared for

Concorde Estates CDD

April 2019

YELLOWSTONE
LANDSCAPE

407.340.0117 tel
407.396.2023 fax

1773 Business Center Ln
Kissimmee, FL 34758

www.yellowstonelandscape.com

April 10, 2019

Russ Simmons
Inframark
313 Campus Street
Celebration, FL 34747
407-566-4122

Re: Landscape Maintenance Services Proposal for Concorde Estates CDD

Dear Mr. Simmons,

Thank you for considering a partnership with Yellowstone Landscape as your landscape maintenance service provider. Our proposal has been created to address the specific needs and expectations you have expressed for **Concorde Estates CDD.** We call this your Plan for Success™ because our integrated service plan has been designed to give you a landscape that you can be proud of.

Your Plan for Success™ includes the following sections:

- **Startup Plan**: Actions we will take in the first 30, 60 and 90 days of service to improve both your specific areas of concern and your landscape's overall appearance.
- **Scope of Work**: Includes the scope of work provided along with the property map provided. Also includes other required RFP documents, signature pages, and notarized documents.
- **Experience**: Information about our company's qualifications, capabilities and values. Also includes references of clients who manage properties with landscape needs similar in scope to yours. Please reach out to them with any questions you have about our firm.
- **Licenses and Certifications**: All current licenses and certifications held by our local staff.
- **Pricing Breakdown**: Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please contact me at any time. I would welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that you will be proud of.

Sincerely,

Mike Gaddis
Business Development Manager
mgaddis@yellowstonelandscape.com
rgaddis@yellowstonelandscape.com
407.340.0117

Pete Wittman
Business Development Manager
pwittman@yellowstonelandscape.com
407.319.8298

YELLOWSTONE
LANDSCAPE

Start-up Plan

Startup Plan

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving the property. We've divided the tasks over the first 30, 60, and 90 days of service in order to provide you with a tool to monitor and measure our team's performance as we begin our partnership as your landscape maintenance service partner.

First 30 Days

- Meet with Property Manager to review 30 – 60 – 90 Day Plan
- Discuss with Management our "Approach to Services" and "Service Map"
- Complete an irrigation audit of the entire system
- Present irrigation deficiencies with plan for corrections
- Begin maintenance – mowing, blowing, edging, and detail work with concentration on weed control in beds and concrete areas, leaf removal, debris pick up, and any walkway clearance along pathways for pedestrian clearance, etc.
- Begin to clean up the focal areas (Property entrance, amenity entrances, pool, walking trail, tot lots, etc.)
- Spot treat weeds in turf areas to be reclaimed
- Discuss options for turf areas beyond reclamation
- Continue weed control in planting beds and hardscapes
- Begin bed separation trimming in all planting beds
- Apply fertilizer to struggling shrubs on the property
- Begin insect and disease program on all plant material
- Discuss removing severely declining plant material
- Discuss a plan for replacement plant material
- Perform first turf fertilizer application
- Walk Property with Property Manager to identify other areas of concern
- Identify areas for improvement with Account Manager

Startup Plan

Days 31-60

- Walk property with Property Manager to evaluate improvements
- Evaluate our "Approach to Services" and make any necessary adjustments
- Continue irrigation maintenance and inspections
- Continue routine maintenance – mowing, blowing, edging, and detail work
- Continue bed clean up in all planting beds
- Retreat turf weeds
- Continue RoundUp applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Discuss options to improve "curb appeal" in high profile areas

Days 61-90

- Walk property with Property Manager to evaluate improvements
- Assess results from actions taken in 30 day and 60 day plans.
- Continue irrigation maintenance/inspections
- Continue turf weed applications as needed
- Continue RoundUp applications throughout property
- Monitor and treat insect and disease problems in plant material throughout property
- Continue routine maintenance – mowing, blowing, edging, and detail work

Scope of Work

EXHIBIT B

Scope of Services

1. Project Scope
   - 1.1 General Overview

2. General Contractor Requirements and Procedures
   - 2.1 Operation Procedures
   - 2.2 Key Personnel
   - 2.3 Personnel Dress Code
   - 2.4 Personnel Conduct
   - 2.5 Safety Program
   - 2.6 Facility Location
   - 2.7 Subcontractors
   - 2.8 Consultants
   - 2.9 Document Control and Data Maintenance
   - 2.10 Verification of Data
   - 2.11 Ownership of Data
   - 2.12 Quality Control

3. Coordination
   - 3.1 General Coordination
   - 3.2 Contractor's Project Manager

4. Scheduled Operations and Maintenance
   - 4.1 Turf Care
   - 4.2 Shrubs/Ground Cover Care/Annuals
   - 4.3 Tree Care
   - 4.4 Irrigation System

5. Unscheduled Maintenance and Repairs
   - 5.1 General
   - 5.2 Damaged Facilities
   - 5.3 Emergency Repairs
   - 5.4 Unscheduled Maintenance

6. Administration/Maintenance/Operations Program
   - 6.1 General
   - 6.2 Administration
   - 6.3 Operations

7. Response Time
   - 7.1 General

1. PROJECT SCOPE

The Contractor shall provide landscape, irrigation and general grounds maintenance for Concorde Estates. The following is a project overview describing the various community development districts within Concorde Estates and the limits of work.

1.1 General Overview

Concorde Estates CDD is located in the city of Kissimmee, on Pleasant Hill, in Osceola County, FL. It is a planned residential community.

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

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

2.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Scope of Services between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday and unless specified otherwise or directed by the Owner. The Contractor may submit a request for additional operation time, in response to poor weather conditions, to be reviewed for approval by the Owner. The Owner will designate where Contractor's crew will take breaks, lunches, and use restroom facilities. Employee personnel vehicles will be parked only in areas designated by the Owner.

2.2 Key Personnel

2.2.1 All work shall be managed and/or directed by key personnel identified in the proposal. Any changes in the assigned key personnel shall be subject to approval by the Owner. Where applicable, the Contractor shall require certifications, training,

etc. be secured and updated for all employees for the maintenance and technical services performed under this contract.

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

2.2.3 Contractor shall provide at least one (1) Field Supervisor to observe and monitor the activities including landscape, irrigation, and general grounds maintenance operations.

2.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the Owner is unsightly

for any reason, shall be strictly prohibited. Contractor personnel shall wear shirts at all times and shall wear footwear that conforms to safe work practices.

2.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees that communicate and interact with the Concorde Estates community and any other customer/party associated with the Concorde Estates Project are knowledgeable of the Project and the Services the Contractor is performing.

2.5 Safety Program

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

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

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

2.6 Facility Location

The Owner shall not provide a facility on the Project Site for the Contractor as part of this scope of Services. The Contractor shall, upon receipt of written approval from the Owner, be allowed to temporarily store, if necessary, its materials and equipment on site at an Owner-

selected location. The Contractor shall be responsible for security of its stored materials and equipment, as well as any connections for utilities to the storage. Any costs associated with leases or rentals will be the Contractor's responsibility.

2.7 Subcontractors

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

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

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

2.8 Consultants

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

- The Contractor shall be responsible for, and coordinate with, the services of any of its consultants.
- The Contractor shall require all consultants, as a condition of employment, to agree to the applicable terms and conditions identified in the contract documents.

2.9 Document Control and Data Maintenance

2.9.1 Document Control

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

2.9.2 Data Maintenance

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

2.9.3 Highlight Report

The Contractor shall provide to the Field Manager a highlight report identifying monthly maintenance and unscheduled maintenance activities for the previous month. The highlight report shall be provided 15 days prior to each Board meeting and shall contain information helpful to the District and its staff as it relates to all landscape maintenance issues.

2.9.4 Data Dispersal

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

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred
- Type(s) of data being transferred
- Date of transfer

- Purpose of transfer, or use of information
- Further action necessary

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

2.10 Verification of Data

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

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District then within three (3) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars ($100) per day through a reduction in the compensation identified in Section 7.b. herein; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

2.11 Ownership of Data

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

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

2.12 Quality Control

The Owner will have the right, at any stage of the operation, to reject any or all of the Contractor's Services and materials, which in the Owner's opinion does not meet the

requirements of these specifications. Throughout the entire landscape, the Contractor shall maintain the installed number of shrubs, ground cover, and trees in addition to the installed amount of turf grasses. The Contractor shall replace or reimburse the Owner for the cost of replacement or repairs, at the Contractor's own expense, those turf areas, shrubs, ground cover, and trees that are damaged or lost due to insects, disease, fungus, and/or over watering or insufficient watering from the irrigation system as directed by the Owner. All replacements shall meet the current size, specification, and quality of surrounding related material. Any other CDD items damaged due to Contractor's negligence shall be repaired or replaced as directed by the Owner at the Contractor's own expense. All repairs and replacements shall also occur within two (2) weeks of notice from the Owner.
If requested by the Owner, the Contractor will make weekly walk-through reviews of the entire site related to visual observations and the Contractor's performance. The Contractor will make repairs and adjustments, as directed by the Owner, during these site visits. A monthly Maintenance Report shall be generated by the Contractor and submitted to the Owner outlining potential problem areas and the Contractor's proposed corrective action, upcoming work approval request, coordination, scheduling, etc. The Contractor shall provide the Owner with a weekly updated maintenance log addressing all activities occurring in that week.

3. COORDINATION

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

3.1 General Coordination

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

In addition, Contractor shall provide a representative to attend the meetings of the Concorde Estates Board of Supervisors if requested to do so by the Owner. This representative shall be knowledgeable of this Project Scope and Scope of Services and shall be able to respond to any questions the Board may have as to the day to day activities at the Project site pursuant to this Agreement.

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

- CDD District Manager

- CDD District Engineer
- CDD District Representative
- CDD Aquatic Weed Control Maintenance Contractor
- Duke Energy
- Florida Department of Transportation
- SFWMD
- Adjacent property Owners, as directed by the Owner

3.2 Contractor's Project Manager

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

4. SCHEDULED OPERATIONS AND MAINTENANCE

The Contractor shall meet all requirements associated with turf care, shrubs/ground cover care, tree care, irrigation system, as required in this Agreement. The Contractor shall make a complete site inspection of Concorde Estates, specifically the areas of CDD maintenance. Attachment D includes maps identifying the general limits of CDD maintenance by area. All landscaping (entry features) within the CDD areas shall be maintained by this Contractor in accordance with the following requirements:

4.1 <u>Turf Care</u>

4.1.1 Mowing

a. All lawns, located in developed areas, including St. Augustine and Bahia, shall be mowed once per week from April through September, three (3) times per month in March and October and once every other week from November through February. Mowing shall be performed at a minimum frequency of 42 times a year.

b. Turf areas shall be cut to a height of no more than three (3-4) inches nor less than two and one-half (2 ½) inches, to foster photosynthesis and healthy root development.

c. Mower blades shall be kept sharp at all times to prevent tearing of grass blades.

d. Mulching type-mowing equipment is preferred and no side discharges are permitted on walk-behind mowers.

e. Visible clippings after mowing shall be removed to prevent thatch build up.

f. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.

g. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, and waterways.

4.1.2 Edging

a. Hard surface edging is to be defined as outlining and/or removing turf from along all sidewalks and curbs, and soft surface edging is to be defined as outlining and/or removing turf from all trees rings and planting beds, etc. by the use of a mechanical edger.

b. All hard surface edging shall be performed to maintain straight and sharp edges between curbs/sidewalks and turf areas. Edging shall be completed the same day and at the same frequency that an area is mowed.

c. All soft surface edging shall be performed neatly to maintain the shape and configuration of all planting areas in a clean manner, free of imperfections, at the same frequency as detailing of plant beds (once every three weeks). All plant bed edges shall be maintained to the curves, as originally designed.

d. The edging equipment shall be equipped with manufactures guard to deflect hazardous debris. String or lined trimmers shall not be used.

e. All sidewalks, streets, and roadways shall be immediately swept, blown, or vacuumed to maintain a clean, well-groomed appearance, Clippings shall not be blown or swept into drainage basins or ponds.

f. The proper safety precautions shall be taken when edging (i.e., safety vest, signage, warning light, etc.), along roadways as required by federal, state or local law, as deemed necessary by the Contractor and/or as directed by the Owner.

4.1.3 Trimming

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

4.1.4 Weed and Disease Control

a. Two (2) applications (full coverage) of weed and disease/fungus control shall be provided in the month of March and November of each year for all St. Augustine and Bahia areas. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense. Weeding shall be preformed to a level that is acceptable to the Owner. Additional requirements for weed control are defined in paragraph 4.2.2.

b. Turf areas shall be continuously monitored for infestations of disease/fungus, and weeds and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.

c. All state and Federal regulations governing the use/application of chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to these regulations.

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

4.1.5 Fertilization

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

a. A custom blended granular fertilizer shall be applied at least four (4) times per year (February, April, June, and October) for St. Augustine. Bahia shall be fertilized three (3) times per year upon request. Additional applications of micronutrients may be needed in July or August for St. Augustine turf. Analysis, scheduled applications, and application rates per 1000 s.f. shall be approved by the Owner and at a minimum include a full trace element package of iron, magnesium, zinc and calcium. Analysis may be different depending on the season of application, and should always meet the specific site conditions. The minimum application rate shall be 1 lb. of Nitrogen per 1000 s.f. per application. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.

b. The Owner reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.

c. A state inspection of analysis along with an actual certified fertilizer label, legible and otherwise suitable condition for filing, must be submitted for approval.

d. To maintain uniform turf color, fertilization shall be completed within ten (10) working days for Phase 1 in its entirety.

e. All fertilizers shall be kept out of canals and stormwater retention ponds and be removed immediately from all sidewalks and roadways.

f. A report containing bag usage and tonnage per area shall be submitted immediately following fertilization.

g. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

4.1.6 Pest Control

a. The Contractor shall provide four (4) applications (full coverage) of insect control per year in the months of March, May, July and September for St. Augustine, and two (2) applications of insect control per year in May and July for Bahia. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.

b. Turf areas shall be continuously monitored for infestations of insects and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.

c. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

4.1.7 pH Adjustment

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

be monitored and, as directed by the Owner, follow-up tests will be required. The soil tests and the pH adjustments shall be considered part of the base Scope of Services.

4.2 Shrubs/Ground Cover Care

4.2.1 Pruning

a. Detailing of planted areas shall be performed in a sectional method, with the frequency of once every month. Detailing includes trimming, pruning and shaping of all shrubbery, ornamentals and ground cover, removal of under story tree suckers, removal of unwanted vegetation, and the fluffing of bark or chips. Contractor shall provide to the Owner a sectional detailing operation map for review and approval within 30 days after the Contractor's notice-to-proceed.

b. Shrubs shall be hand clipped to remove only the top excess growth. Hedge sheering shall not be performed until shrub rows are completely full and have obtained at least 3' full height. Pruning sides of shrubs shall be avoided to allow the mass to naturally fill.

c. No pruning shall be preformed on live wood that alters the shape and fullness with respect to the intended character of the plantings. Any shrub damage from equipment, other negligent activities, or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.

d. Shrubs shall be pruned according to Owner's specific instructions.

e. Summer flowering shrubs shall be pruned yearly during late winter/early spring (late February - April).

f. Spring flowering shrubs shall be pruned yearly after blooming.

g. Broad leaf evergreen shrubs shall be hand-pruned yearly to maintain their natural appearance after the new growth has hardened off.

h. Conifers shall be pruned yearly after the foliage of the new growth has changed color.

i. Ground covers shall be edged and pruned to contain them within the planting beds.

j. The main stem of shrubs or vine-like plants planted near fences shall be secured to the fence with plastic tie material to allow new growth to be guided as directed by the Owner.

k. All clippings shall be removed from all sidewalks, roadways, and waterways, and disposed off-site.

l. A schedule for pruning shall be submitted within 30 calendar days of the notice-to-proceed with the Services for Owner's approval.

m. Selective pruning, balling and shaping shall be performed as needed to expose landscape lights and remove all dead wood.

4.2.2 Weeding

a. The Contractor shall be required to maintain all mulched areas free of weeds, to a level that is acceptable to the Owner, by hand pulling or chemical means, as environmental, horticultural, and weather conditions permit. An appropriate combination of "pre" and "post" emergent is strongly recommended. Weeding shall be preformed in conjunction with the detailing of planted areas at a minimum frequency of once every three weeks. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense. Weeds around impervious surfaces shall be sprayed as soon as observed. All weeds collected shall be removed and disposed off-site.

b. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

d. Spray of weeds in street cracks, between curb and asphalt at all roads and any CDD sidewalks within the maintenance area.

4.2.3 Fertilization

a. A custom blend fertilizer shall be applied at least three (3) times per year (February, May, and October). Analysis shall include a trace element of iron, magnesium, zinc, and calcium. Analysis and program should be structured to meet the specific site conditions. Reapplications, if required in the Owner's opinion, shall be provided at the Contractor's own expense.

b. Fertilizers shall be applied at a rate of 12 pounds of nitrogen per 1,000 SF of bed area.

c. Fertilizers shall have the following:

1. Forty- percent nitrogen derived from ammonium sulfate; 60% from controlled release.
2. A ratio of nitrogen to potassium at 1 to 1.
3. Two percent iron - minimum.
4. Two percent magnesium - minimum.

5. One percent magnesia - minimum.
6. Three percent phosphorous - minimum.
7. Include elements of calcium, boron, copper, zinc, and phosphor.

d. Alternative fertilizer analysis may be approved by the Owner, if the Contractor substantiates reasons for healthier plant growth.

e. Granular fertilizer shall be applied by hand or hand operated broadcast spreader insuring uniform coverage. Fertilization shall be completed within ten (10) working days.

f. A state inspection of analysis along with an actual label in legible and otherwise suitable condition for filing shall be submitted for approval.

g. All fertilizer shall be kept out of canals and lakes and be removed immediately from all sidewalks, pedestrian areas and roadways.

h. A report containing name of product applied, mix ratio, rate of application, amount of product applied, and location of application shall be submitted immediately following fertilization.

i. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

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

4.2.4 Pest and Disease Control

a. The Owner shall be notified one week prior to any chemical application. All over spray shall be prevented and contact with any pedestrians, their property or pets shall be strictly avoided.

b. All landscape areas shall be continuously monitored for infestations of insects and disease/fungus, and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the Owner.

c. Six (6) applications (full coverage) of insect and disease control shall be required per year in the months of February, April, June, August, October, and December. Any reapplications required, in the Owner's opinion, shall be provided at the Contractor's own expense.

d. Use manufacturers' instructions for proper applications. Operating personnel shall be knowledgeable for monitoring and identification and licensed for application. All chemicals shall be used in strict accordance

with federal, state, and county directives on environmental control and carry an EPA approval number.

e. All state and federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.

f. Contractor shall provide MSDS sheets for all chemicals to the Owner prior to start of the Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the Owner, prior to application, throughout the entire term of the Agreement.

4.2.5 Mulching

Premium grade pine needle or Pine Bark shall be installed one time a year in March at a depth of 2".

4.2.6 pH Adjustment

A soil analysis and pH adjustment shall be provided for shrubs/ground covers as per section 4.1.7.

4.2.7 Annuals

December through March
A combination of pink petunias, dusty miller and holiday poinsettias. Replace Poinsettias with Dwarf(Sonnet, Snapshot or similar) snapdragons after the holidays or when the poinsettias decline

April through June
Plant a combination of purple Angelonia, red Salvia and Dwarf Zinnias(of the Profusion or Zahara series)
July through November
Beds of a blend of Pentas colors or single colors or a combination of Pentas, Dwarf Zinnias(of the Profusion or Zahara series), Farinacea Salvia, and Torenia

November and December
Red and white petunias

** Alternatives could include Begonias, Sunpatiens, Marigolds, Wheat Celosia, Joseph's coat or Geraniums

4.3 Tree Care

Tree care shall pertain to all trees located in CDD common areas and rights-of-way.

4.3.1 Pruning

a. Street tree pruning shall occur on all of the trees 2 times per year on a rotating schedule. The trees shall be thinned and lifted in order for the trees to mature structurally to avoid traffic notching and a top heavy appearance. Larger live branches may have to be removed. Any trees that are being damaged by vehicular traffic due to low hanging branches must be pruned immediately.

Any tree damaged from equipment, other negligent activities or improper pruning shall be replaced by the Contractor at no additional cost to the Owner.

b. All street trees shall be pruned over roadways on an as needed basis to a minimum height of 14' to allow for emergency vehicle access and minimum height of 8' over sidewalks for pedestrian access and 5' away from any structure, building or residences trees shall be pruned away from street lights to allow for proper roadway lighting. Lifting of trees shall be kept consistent for proper tree character.

c. Remove all sucker growth from base of trees on a regular basis. Remove any limbs, which in the Owner's opinion, poses a threat to public safety. Provide specific pruning practices, unless otherwise directed by the Owner, for the following items:

- Oaks - Generally prune trees to maintain the desired uniform appearance by thinning or tipping. No topping shall be performed on oak trees. Branches are encouraged to hang over walks with adequate pedestrian and bicycle clearance.
- Crape Myrtle - Crape Myrtles shall be trimmed on the sides.
- Wax Myrtle - Wax Myrtles shall be tipped mildly in January, cleaned at the base to 2' clear trunk and dead wood removed.
- Holly - Burford Hollies shall be kept full headed, and pruned only to bring clear trunk level to 2' above ground cover level. All holly trees shall be hand-clipped (not hedged) for naturally formed appearance. Sever shearing into "pyramids or lollipops" shall be avoided.
- Ligustrum - Hand clipped for natural form. Severe shearing into "globes" shall be avoided, unless directed by the Owner.
- Magnolias - Prune only sucker growth and to maintain an attractive, clear trunk appearance.
- All Palms - Condition and appearance of booted trunks shall be monitored monthly and clean-up/boot removal shall be provided as directed by the Owner. Once the fronds have drooped to a 8:00 to 4:00 angle, the Contractor shall remove the fronds to a maximum 9:00 to 3:00 angle. Fronds shall be removed a minimum two (2) times per year.

d. Trees located in buffer areas shall be pruned twice (2) a year. These trees shall be pruned to promote dense canopy for screening and to provide a neat appearance. The Owner shall provide specific instructions for pruning trees in buffer areas.

e. Other ornamental trees shall be pruned yearly during late winter/early spring (late February - April).

f. All other trees shall be pruned yearly to enhance their natural character as directed by the Owner.

g. Trees shall be canopied in a manner that will prevent interference with pedestrian walkways, as well as assist in the general appearance of the property. This service will be performed as necessary during the detail three-week rotation to maintain uniformity and property clearances.

h. Selective pruning and shaping shall be performed as needed to expose landscape lights. Street lights and regulatory signage.

4.3.2 Fertilizer

Trees shall be fertilized as per the requirements of 4.2.3. Any alternative fertilizer analysis recommended specifically for individual trees may be approved if the Contractor substantiates reasons for healthier plant growth.

4.3.3 Pest Control

Preventative insect/disease control treatments shall be provided for individual trees, as per the requirements of 4.2.4.

4.3.4 Mulch

All individual isolated trees shall have their tree ring re-mulched as per requirements of 4.2.5.

4.3.5 pH Adjustment

Soil testing and pH adjustment shall be provided as per the requirements of 4.1.7.

4.4 Irrigation System

4.4.1 General Requirements

a. The Contractor shall be responsible for continual, full operation of all system parts. Any plant damage resulting from non-operation of system, over-watering, or insufficient watering due to maintenance neglect shall be the Contractor's responsibility, as per Section 2.12. Contractor shall replace damaged materials or reimburse the Owner for the cost of replacement or repairs as directed by the Owner.

b. The Contractor shall be responsible for repairs to the system caused by the Contractor or by the Contractor's neglect for the term of this Agreement.

c. Automatic irrigation system will be updated monthly to provide watering frequency sufficient to replace soil moisture below the root zone.

d. Any modifications to the irrigation system shall be submitted in writing for approval. Approval will be in writing to the Contractor. If the original request is not satisfactory to the Owner, an alternate plan may be requested. A detailed sketch for record documents will also be supplied to the Owner, prior to work commencing.

4.4.2 Monitoring/Adjustments

a. The Contractor shall inspect the entire operation of the system no less than once (1) per month. A written report shall be furnished to the Owner at the completion of each inspection. During this inspection, the Contractor shall perform the following:
- Activate each zone of the existing system.
- Ensure the operation and coverage is sufficient for proper healthy landscape growing conditions.
- Fix any broken pipes, valves or irrigation heads the same day of inspection.

c. Spray patterns for all irrigation heads shall be adjusted, if required, when detected by the Contractor or as directed by the Owner.

d. Any adjustments to the spray nozzles spray patterns, controllers, etc. required to provide optimum growth of the landscape shall be provided on an as needed basis as part of the base Scope of Services.

e. Notify the Owner if there are any major repairs, such as mainline or controller to be fixed.

4.4.3 Valve/Valve Boxes

a. Provide any miscellaneous cleaning of valves for proper functioning on an as needed basis.

b. Ensure that all valve boxes remain flush and level with grade. The valve boxes shall be kept free of any overgrowth of plant material or sod. The interior of each box shall be kept clean.

c. All repairs shall be done in a timely manner.

4.5 Litter Removal

4.5.1 Trash Receptacles

a. All trash receptacles throughout the Project site shall be emptied of trash a minimum of t e times per week. All trash shall be disposed of off- site. Replacement liner shall be provided by the Contractor. CDD will provide doggie pot bags.

4.6.2 Landscape Areas

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

4.6.3 Road Right-of-Way, Ponds, and Parks

Contractor shall monitor all road rights-f-way, storm water ponds, and parks areas once weekly to collect any litter and dispose litter off-site.

5. UNSCHEDULED MAINTENANCE AND REPAIRS

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

5.1 General

The Contractor shall be responsible for all repairs within all limits of work, within the Concorde Estates Community unless otherwise directed by the Owner. Repairs that result from the Contractor's failure to properly perform the Services under this Scope of Services shall not be considered an Additional Service and therefore shall not warrant additional compensation to the Contractor. Repairs that, in the Contractor and Owner's opinion are not as a result of Contractor negligence shall be deemed an Additional Service and shall, at the Owner's

election, be made by the Contractor upon receipt of a Work Authorization from the Owner. When the Contractor determines that a repair is necessary, the Contractor shall submit to the Owner a Work Authorization form together with the Contractor's estimate of the cost to perform the repair. Whenever possible, this Work Authorization and cost estimate should be sent to the Owner seven (7) calendar days in advance of the Contractor performing the Services. The Owner shall return one executed copy of the Work Authorization form and shall indicate the method of compensation. In the event the Services are to be provided on a unit price or time and material basis, within seven (7) calendar days upon completion of the Services, the Contractor shall submit to the Owner, an itemized listing of the Contractor's costs to perform the Services including all unit quantity items or labor, equipment, materials, and Subcontractor's accordingly. The itemized listing shall be presented in a format acceptable to the Owner and if requested by the Owner shall include copies of invoices from others providing work or materials on the repair.

5.2 Damaged Facilities

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

5.2.2 Irrigation Repairs

a. All breaks shall be repaired immediately. Lines shall be flushed thoroughly before installing new heads.

b. All replacement parts shall be the same manufacture as the initial irrigation installation. Execution of all repairs/installation shall be as per original construction details/specifications.

c. Aboveground irrigation components damaged by the Contractor while performing landscape maintenance activities shall be repaired and replaced by the Contractor within 24 hours at no charge to the Owner.

d. Any damage on property due to wash outs created by irrigation breaks that went undetected for a period of time due to negligence of the Contractor shall be repaired by the Contractor at no charge to the Owner.

e. Irrigation components damaged by accident caused by someone other than the Contractor, by wear and tear, or by vandalism shall be reported to the Owner immediately. Execution and payment for these repairs is explained in Section 5.1.

5.3 Emergency Repairs

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

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

5.3.3 Emergency repairs, as agreed by the Owner, are the only repairs that will not require a Work Authorization from the Owner.

The Owner shall use the contractor's labors to revise the irrigation or hardscape at times. The Owner will compensate the Contractor by trading irrigation reviews, as accepted by both parties.

and submitting the following number of copies of the program document to the Owner.

- First draft — Eight (8) bound copies, one (1) unbound copy
- Second draft — Eight (8) bound copies, one (1) unbound copy
- Third draft — Eight (8) bound copies, one (1) unbound copy
- Final document — Eight (8) bound copies, two (2) digital copies

6.2 Administration

6.2.1 The administrative section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all administrative matters generally described in the Scope of Services and as outlined below.

6.2.2 Organization charts for administrative management functions include key personnel names, job titles, and phone numbers.

6.2.3 Policies and procedures related to the Contractor's program for communications with the Concorde Estates community relative to general maintenance operations, customer services, and irrigation user issues.

6.2.4 Personnel policies and procedures related to the Contractor's personnel performing services on the site.

6.3 Operations

6.3.1 The operations section of the program document shall, at a minimum, address those functions which are the responsibility of the Contractor related to all operations/customer service matters generally described in the Scope of Services and as outlined below.

6.3.2 Organization charts for operations and customer service related functions. Include key personnel names, job titles, and phone numbers.

6.3.3 Policies and procedures related to emergency situations including 24 hour notification, emergency phone numbers, Contractor mobilization and response time (refer to Section 7.2, Emergency Response Program for further details), and so forth.

6.3.4 Policies and procedures related to the Contractor's safety program.

7. RESPONSE TIME

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

7.1 **General**

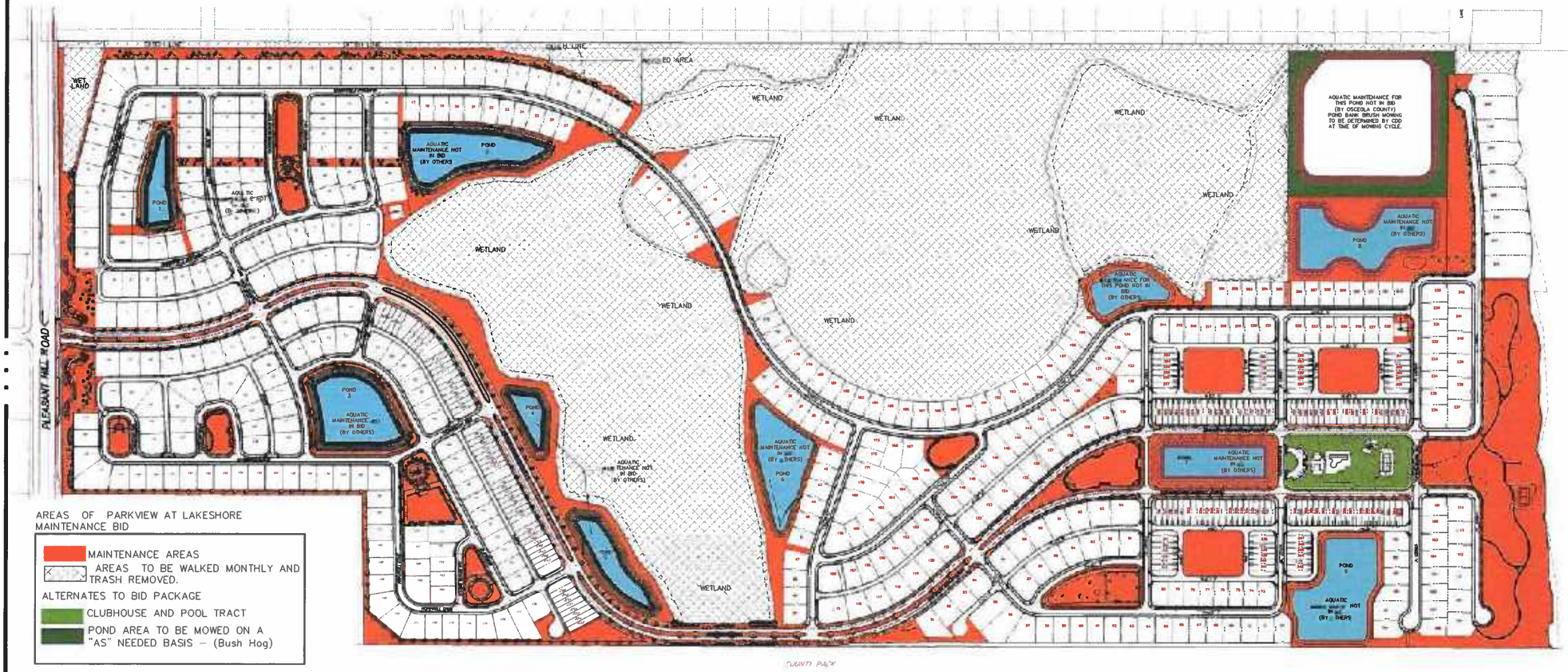
The Contractor shall, on a timely and efficient basis, respond to any and all requests, and perform all repairs, inspections, and observations, etc. stipulated in the Project Manual. The

Contractor shall provide supervisory, operating and maintenance personnel as required who shall be available on call 24 hours per day, 7 days per week to respond to and correct any problems with any of the elements covered by this agreement.

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

- Standard maintenance activity adjustments - varies; as directed by Owner
- Irrigation adjustments - 24 hours
- Standard repairs – 2 days
- Emergency repairs – same day
- Unscheduled maintenance request - as needed, as soon as four hours
- Plant material replacement - two weeks

Should the Contractor fail to respond to a request for any services addressed in this Project Scope within the required allotted time, the Owner shall, at the Contractor's sole expense, provide the requested services.



Maintenance Map November 16, 2015

Parkview at Lakeshore

Prepared for the Concorde Estates CDD

0' 100' 200' 400
SCALE. 1"= 200'-0"

NORTH

Date: November 16, 2015
BOYD PROJECT NO 1023 000

BOYD CIVIL ENGINEERING
4474 Hangong | Ions Road
Orlando, Florida 32807
Office. (407)494-2693
Certificate of Authorization 29791

Z:\PROJECTS\1023.000 Concorde Estates CDD\CDD MAP\2013.12.18 CDD Maintenance Map\Concorde Estates Total Site Maint.Bid Map 11.16-2015.dwg

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED April 11th, 2019

1) Applicant Yellowstone Landscape
[Company Name]

An Individual
A Company
A Partnership
[A Corporation]
A Subsidiary Corporation

2. Proposer Company Address:

Street Address 1773 Business Center Lane

P.O. Box (if any) _____

City Kissimmee State FL Zip Code 34758

Telephone 407-396-0529 Fax no. 407-396-2023

1st Contact Name Peter Wittman Title Business Development Manager

2nd Contact Name Mike Gaddis Title Business Development Manager

3. Parent Company Name (if applicable) Yellowstone Landscape-Southeast,LLC

4. Parent Company Address (if different):

Street Address 3235 N State Street

P.O. Box (if any) PO BOX 849

City Bunnell State FL Zip Code 32110

Telephone 386-437-6211 Fax no. _____

1st Contact Name James Herth Title Vice President

2nd Contact Name Brian Wester Title Regional Vice President

5. List the location of the applicant's office which would handle the District work of this contract.

Street Address 1773 Business Center Lane

P.O. Box (if any) _____

City Kissimmee State FL Zip Code 32110

Telephone 407-396-0529 Fax no. 407-396-2023

1st Contact Name Pete Wittman Title Business Development Manager

6. If the Proposer is a corporation, is it incorporated in the State of Florida? yes ( ) (Proceed to Question 6.1) no (x) (Proceed to Question 6.2)

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? yes ( ) no ( )

If no, please explain _____

_____

_____

Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

The State in which Proposer is incorporated? Delaware

Is the Company in good standing with that State? yes (x) no ( )

If no, please explain _____

_____

_____

Date incorporated 1/28/2008 Charter No. 4494523

Is the applicant registered with the State of Florida? yes (x) no ( )

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

Yes ( ) (Proceed to Question 7.1) No ( ) (Proceed to Question 7.2)

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes ( ) no ( )

If no, please explain Not applicable

Is the Proposer in good standing with the State of Florida? yes ( ) no ( )

If no, please explain _____

Date Proposer was organized: _____

7.2 If no, provide the following:

The State in which Proposer is organized: _____

Is the Proposer in good standing with that State? yes ( ) no ( )

If no, please explain _____

Date Proposer was organized: _____

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes ( ) no ( )

If no, please explain_____

8. Is the applicant company a registered or licensed contractor with the State of Florida?
yes (X) no ( )

8.1 If yes, provide the following:
Type of registration (i.e. certified general contractor, certified electrical contractor, etc.)
License Number IS0000310 Exp. Date 9/30/2020

Qualifying individual Peter Skwyra
Title: Irrigation Manager
List Company (s) currently qualified under this license:
Yellowstone Landscape

Does the Proposer hold any registrations or licenses with Orange County applicable to the contract? yes (x) no ( )

If yes, please list and provide a photocopy of each listed license or registration:

9. Has the applicant company been involved as a plaintiff or defendant in any legal action in the past 2 years? yes (x) no ( )

If yes, please identify the case, case number and describe each case:
Austin Outdoor, LLC v. Former Employee (violation of non-compete, settled 2017)
(Austin Outdoor is a dba entity of Yellowstone Landscape)

10. Has the applicant company or predecessor company petitioned for bankruptcy protection in the past 5 years? yes ( ) no (x)

If yes, please identify the bankruptcy case , case number and describe each case:

11. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year

(2016) 137,500,000 , (2017) 174,000,000 ,(2018) 230,000,000

12. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance) an example of an insurance certificate is attached hereto as Exhibit A.

General Liability	$ 2,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	4/30/2020

13. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no (x)

If yes, please describe each violation, fine, and resolution_____

_____

13.1 What is the Proposer's current worker compensation rating?
1.24

13.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?
yes ( ) no (X)

If yes, please describe each incident _____

_____

_____

The undersigned hereby authorize(s) and request(s) any person (including any firm or corporation) to furnish any pertinent information requested by the Concorde Estates Community Development District or its authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Yellowstone Landscape
Name of Proposer/Applicant

By: Robert M. Gaddis

This 10th day of April, 2018

By: Robert M. Gaddis
[Name and title of Person Signing]

(Apply Corporate Seal if filing as a corporation)

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me this 10 day of April, ~~2018,~~ 2019 by Robert M. Gaddis, of the Yellowstone Landscape who is personally Known to me or who has produced Florida Driver License as identification and who did (did not) take an oath.

[Seal]

ANDRES SILVA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG207949
Expires 4/16/2022

Signature of Notary taking acknowledgement

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Fl
COUNTY OF ~~Osceola~~ Orange

I Robert M. Gaddis, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a Manager in the firm of Yellowstone Landscape, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 9th day of April, 2018.

Signature by authorized representative of Proposer

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 9 day of April, 2018, by Robert M. Gaddis, of the Yellowstone Landscape who is personally known to me or who has produced Drivers License as identification and who did (did not) take an oath.

(Seal)

Signature of Notary taking acknowledgment

Nathan S. Flashman
Commission # FF942585
Expires: February 1, 2020
Bonded thru Aaron Notary

Nathan S. Flashman
Printed Name

Commission #: FF942585

Expires: 2/1/2020

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for maintenance services has been submitted on this 9th day of April, 2019 by Yellowstone Landscape [company] whose business address is 1773 Business Center Lane, Kissimmee FL 34758, telephone number is 407-396-0529, and fax number is 407-396-2023

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitute fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Concorde Estates Community Development District.

Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

AUTHORITY TO CONTACT REFERENCES

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Concorde Estates CDD, or their authorized agents, deemed necessary to verify the statements made in this proposal or attachments hereto, or regarding the ability, standing and general reputation of the proposer.

Yellowstone Landscape
Name of Organization

By: [signature]

This 9th day of April, 2018

By: Robert M. Gaddis ; Manager
Name and Title of Person Signing

(Apply Corporate Seal if filing as a Corporation)

State of Incorporation: _____

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 9 day of April, 2019, by Robert M. Gaddis, of the Yellowstone Landscape who is personally known to me or who has produced Drivers License as identification and who did (did not) take an oath.

[SEAL]

[signature]
Signature of Notary taking acknowledgment

Nathan S. Flashman
Commission # FF942585
Expires: February 1, 2020
Bonded thru Aaron Notary

407.396.0529 tel
407.396.2023 fax

1773 Business Center Lane
Kissimmee, FL 34758

www.yellowstonelandscape.com

April 10, 2019

Attn: Ariel Medina
Concorde Estates Community Development District
313 Campus Street
Celebration, FL 34747
Ph. 407-566-2018

Re: Approach to Landscape Maintenance Services for Concorde Estates Community Development District

Dear Mr. Medina,

In the following paragraphs we will breakdown our landscape approach to services Concorde Estates CDD. We want you to understand how our crews work, who is responsible for what within our company, and how they will service Concorde Estates CDD. Our local branch is only a short 10-minute drive from the property and this will be very helpful when things come up or items need addressed quickly. We also have been maintaining all the townhomes within the community since January 1st and have made some great improvements in the few short months we have been there.

Our approach to all mowing functions (mowing, edging, line trimming, and blowing) will vary depending upon species of turf and this will go in accordance to scope of services in the project manual. Our crew members are certified with each individual mower and all equipment that will be utilized on job. We do this to ensure the safety of our employees, to ensure safety of your residents, and to maximize quality of mowing.

Our approach to pruning will be dependent upon the type of plant material. For shrub pruning, we will put in place horticultural practices that will be aesthetically correct and will follow practices that will help the plants grow fully and healthy. Not all shrubs need sheared and some will need rejuvenation pruning. We will work with the district and plan what shrubs are sheared and those that will be maintained with hand pruning. Grasses will be trimmed back one time annually to about 18". Throughout the year they would only be pruned to ensure that sidewalks and roadways are not encroached. Trees and palms will be done according to certified arborist standards. Trees will be lifted as needed to provide clearance only to the standards set forth in arborist standards. Palms will be done 2x/year to remove dead fronds and seed pods and also done to certified arborist standards.

Our approach to weeding will follow all guidelines in scope of services as to maintain clean and weed-free mulch beds. We will also apply pre-emergents to assist in suppressing weed growth. We will also set up a plan to treat all landscape areas every two weeks for weeds as a post emergent control.

Our approach to fertilization will follow all guidelines in scope of services and will follow all state and federal regulations. Fertilizers will only be applied by employees that are BMP Certified (Best Management Practices).

Our approach to pest and disease control will be proactive and preventative. We will apply pre-emergents for known pests, such as funguses, to ensure the landscape is healthy and we are not reacting to known diseases.

We will do inspections on all plant material and look for any signs of insects or fungus and treat for any problems we find to ensure the landscapes are kept in a pristine condition.

We will include all hardscapes in our production plans to keep them free of debris so that they reflect the high quality of the area. This will include treating for crack weeds, clearing debris off the sidewalks, and removing any soil that has collected.

The irrigation system shall be inspected 1x/month by an experienced irrigation technician to make sure operation allows for the success of plant material. We will also do visual inspections with the site manager to identify any possible issues. This will help us stay on top of breaks and other minor repairs that should not wait for repair.

Our plan is to staff the project with one crew of 4-5 employees 2 days per week when mowing and detailing. On off mow weeks when we are detailing our crew size and time spent on property will be less, but it is all quality based. Landscaping is unpredictable, and we will have to gauge each week what the property will require. The maintenance crew will focus on picking up trash, spraying of weeds in beds and hardscape areas, trimming of shrubs, and all mowing functions. On off mow weeks we will have team members visit the property to check focal areas, detail shrubs, spray weeds, blow off areas, and empty trash cans. When ponds do not need mowed, we will have those crew members assist with detail work and winter projects like cutbacks and tree lifts. Additional team members may be brought in during the height of season to provide additional assistance with mowing and detail functions. Staffing levels will fluctuate to make sure all the expectations of the RFP are met.

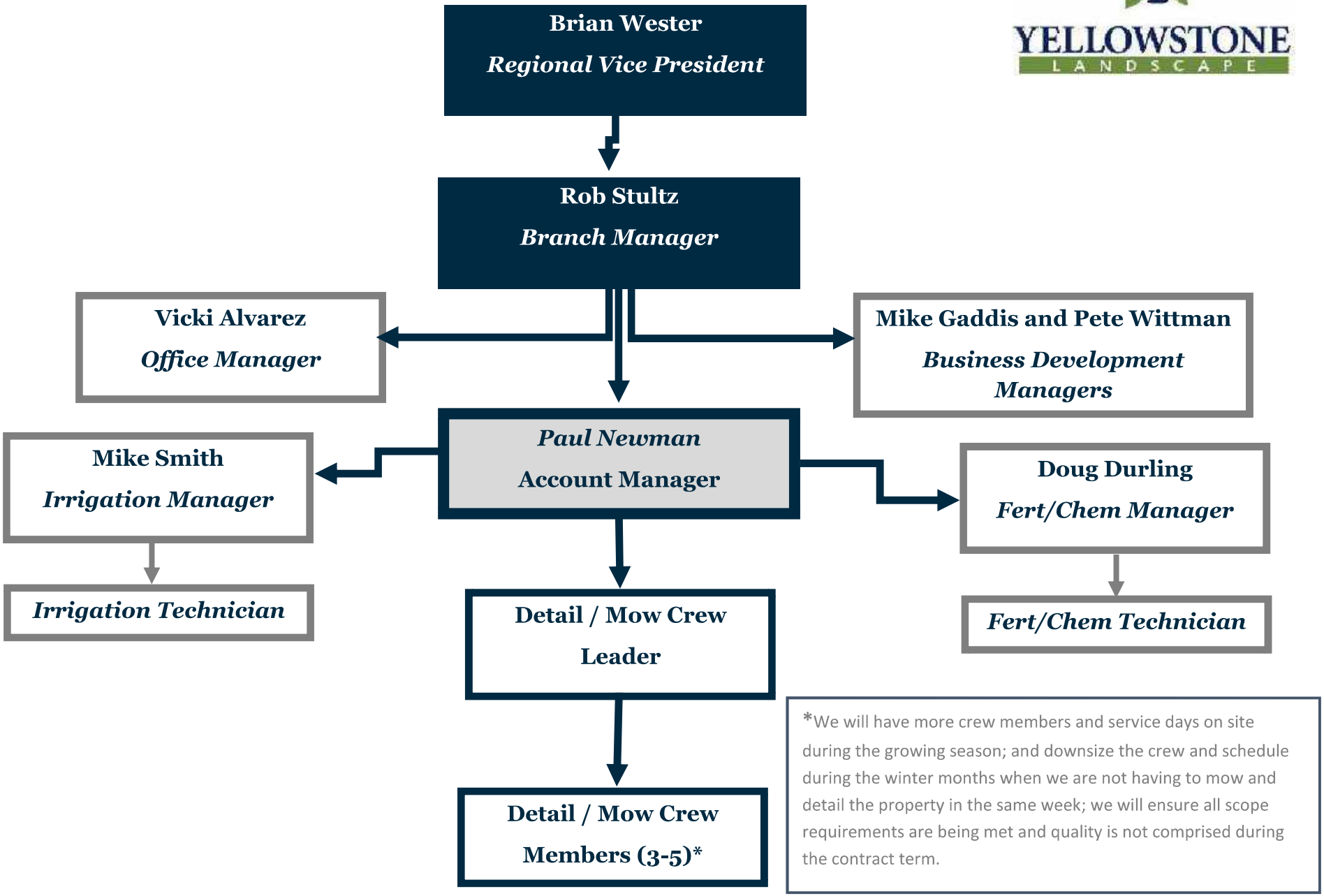
Detail will be broken into sectional areas so as to complete a pruning cycle every two weeks. There will also be two people that will be trained in proper use of post emergent spraying. This will allow us to stay on top of weed growth. One of the crew members will be a seasoned crew leader that can communicate with anyone who they may encounter and is also trained in proper horticultural techniques. There will be an Account Manager that oversees the crew and is responsible for walking the site weekly and creating a task list for the crew. Arborists and Pest Managers will also be responsible for walking the site and making notes or any items to address and doing reports for the district on any chemical or fertilizer treatments.

The Branch Manager will meet bi-weekly with the Account Manager to ensure the project is meeting the standards of quality that both Concorde Estates CDD and Yellowstone expect. We look forward to the potential opportunity of creating a lasting partnership with you and the board of Concorde Estates CDD.

Sincerely,

Rob Stultz
Branch Manager
rstultz@yellowstonelandscape.com
407-396-0529

Concorde Estates CDD 2019



Brian Wester

PROFESSIONAL EXPERIENCE SUMMARY

As the **Regional Vice President** of Yellowstone Landscape, Brian Wester is responsible for overseeing all of the region's daily operations. Having played a key role in establishing the Central Florida district of the company, he previously managed the district from 2004 until 2010, when he assumed his present role leading the Southern region.

EDUCATION

1999 - 2002 **Lake City Community College** **Lake City, FL**
AS, Golf Course Operations

2007 – 2015 **University of Phoenix** **Phoenix, AZ**
BS, Business/Finance

2018 – 2020 **University of Florida** **Gainesville, FL**
MBA

RELEVANT PROFESSIONAL EXPERIENCE

Jan 2011-present **Yellowstone Landscape** **Jacksonville, FL**
Regional Vice President

- Responsible for all landscape operations within the Yellowstone Landscape, Southern region, including Florida, Georgia, and South Carolina.
- Oversees all branch operations and employees.
- Builds operational strategies that improve company-wide quality.
- Manages operations training and leads continuous improvement efforts.

June 2003-Dec 2010 **Austin Outdoor, LLC** **Orlando, FL**
District Manager

- Responsible for landscape construction and maintenance operations.
- Works with all plans, blueprints and specifications for each project.
- Hires and coordinates construction crews.
- Balances the workload and stating materials for each project.
- Maintains up-to-date roster of all personnel and job activities.
- Identifies equipment and resources needed for each project.
- Assures that preventive maintenance is performed on all equipment.
- Conducts regular inspections of in-progress projects.
- Identifies training needed for personnel.

Rob Stultz

PROFESSIONAL EXPERIENCE SUMMARY

As the **Branch Manager** of our Orlando-South location, Rob is responsible for overseeing all of the location's current and upcoming projects. He coordinates operations, which includes personnel, equipment, safety regulations, plant material and other resources. He works with each project to maintain the highest quality project and service.

Rob brings his extensive horticultural education and years of green industry experience to the Orlando-South location of Yellowstone Landscape.

EDUCATION

2002 **Penn State University** **State College, PA**

BS, Landscape Management

BS, Business Management

RELEVANT PROFESSIONAL EXPERIENCE

2015 - Present **Yellowstone Landscape** **Orlando, FL**

Branch Manager

- Responsible for landscape operations and personnel within the Orlando-South Branch's service area.
- Works with all plans and specifications for each project and has extensive knowledge of the budget and service expectations.
- Hires and coordinates landscape management crews.
- Balances the workload and materials needed for each project.
- Maintains up-to-date roster of all personnel and job activities.
- Identifies equipment and resources needed for each project.
- Assures that preventive maintenance is performed on all equipment.
- Conducts regular inspections of in-progress projects.

2014-2015 **ValleyCrest** **Orlando, FL**

Account Manager

- Managed large, resort properties' landscape maintenance programs.
- Organize crew schedules and tasks to meet client expectations.
- Meet with clients to ensure ongoing satisfaction with company services.
- Assist clients with budgeting expenses related to landscape services.

2012-2014 **Brickman Group** **Sanford, FL**

Branch Manager

- Managed operations of multi-million dollar revenue branch location.
- Budget setting and oversight of all expenses.
- Hiring and training of all employees.
- Meet with clients and prospective clients on weekly basis to ensure satisfaction.
- Oversight of all projects to guarantee quality of service delivery.

2006-2012 **Brickman Group** **San Diego, CA**

Branch Manager

- Managed operations of multiple growing branch operations.
- Communicate with upper management to forecast budget and revenue.
- Provide regular client communication and ensure satisfaction with services.
- Organize and train crews to increase operational efficiencies.
- Worked with internal management and vendors to reduce costs and waste.

Principal Officers

Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the South and Southwest United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.

Tim Portland has served as ***Chief Executive Officer*** of Yellowstone Landscape since 2012. Prior to joining Yellowstone, Mr. Portland was the CEO of United Subcontractors, one of largest installers of insulation and other building products in the country. Over his ten year career at Scotts Miracle-Gro, he led several lines of Scotts' businesses. For five years before joining Scotts, Mr. Portland was a management consultant with McKinsey and Company. He has an MBA from the University of Virginia's Darden Business School, and an undergraduate degree from Dartmouth College.

Elise Johnson has been Yellowstone Landscape's ***Vice President of Human Resources*** since joining the company in 2010. She earned her bachelor's degree from Dickinson College, before completing a Master's Program at Rutgers, The State University of New Jersey. Before joining Yellowstone, Ms. Johnson held similar positions at investment firms in New York and New Jersey. As Vice President of Human Resources, Ms. Johnson and her staff's responsibilities include recruiting, employee retention, training, and compliance.

James Herth is Yellowstone Landscape's ***Vice President of Business Development***, a position he accepted in 2014, after joining the company in 2011 as Branch Manager in the Jacksonville branch location. Mr. Herth is responsible for the growth and development of the company, overseeing the Business Development team. A twenty-year industry veteran, Mr. Herth is a licensed Arborist and holds a bachelor's degree from Siena Heights University.

Statement of Corporate Stability

Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established nearly a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we are proud to serve more than 2000 clients, across six Southern states, from more than 20 local branch facilities. This makes us one of the largest commercial landscaping companies in the United States.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose financial statements, however, we can confirm that our firm's annual revenue exceeded $174,000,000 in 2017. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. As a part of the investment portfolio of CIVC Partners, a private equity firm based in Chicago, Illinois, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

YELLOWSTONE
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Experience

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Yellowstone Landscape began with the unification of established, independently successful landscape companies across the South.

Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services and landscape maintenance.

As one of the landscape industry's fastest growing and most awarded commercial landscaping companies, we are proud to serve more than two thousand client properties from our local branch facilities, across six Southern states.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.

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Proud to Serve Orlando

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Excellence in Commercial Landscaping for Your Orlando Area Properties

Yellowstone Landscape is proud to serve Central Florida's commercial landscaping needs from two branch locations in Orlando. With **more than 150 local employees**, we're one of the largest and most awarded commercial landscape service firms in the greater Orlando area.

We offer landscape design, landscape installation, and landscape maintenance services to some of the area's most beautiful homeowner associations, resorts and hotels, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail shopping centers.

Our service teams are ready to provide you with **Orlando's most professional and responsive commercial landscaping services**, always tailored to your needs and expectations.

Orlando-North Offices
1930 Silver Star Road
Orlando, FL 32804
407.814.2400

Orlando-South Offices
1773 Business Center Lane
Kissimmee, FL 34758
407.396.0529

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Landscape Maintenance

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Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are **hundreds of details** that need to be coordinated for your landscape to looks its best. Assuring that none of those details are overlooked requires a professionally administered, **integrated Landscape Maintenance program**.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into **your Plan for Success™**.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to **solve problems while they're still called opportunities**. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with **all the information you need** about your landscape, **when you need it**.

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Irrigation Installation & Management

YELLOWSTONE LANDSCAPE

There is **nothing more essential to the success of your landscape** than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are **experts in all major commercial irrigation systems**. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, **our Irrigation Teams are dedicated to protecting your valuable water resources.** Once installed, we always adhere to local ordinances governing water use and have implemented the principles of the leading industry groups. These **guidelines govern how we design, install, and maintain your irrigation system.**

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

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Seasonal Color Installations

YELLOWSTONE LANDSCAPE

If you want to make a big impact and create dramatic curb appeal for your community or commercial property, there is no better way than a professionally designed seasonal color display.

Our landscape designers and color bed installation experts will "**bring the wow" to your entrances and feature areas** with stunning seasonal color displays using only the highest quality, locally sourced plant materials.

Your color bed installations begin with a **custom design proposal tailored to your preferences**, incorporating seasonally appropriate flowers. We begin with bed preparation, the most critical part of the installation process, removing the previous rotation's plants and groundcover materials, bedline trenching, tilling of the soil and adding high quality fertilizers as needed.

We recommend installations with **tighter spacing to create more vibrant color and instant impact.** As conditions warrant, we can provide hand-watering and additional fertilization of seasonal flowers to promote healthy growth and prolong bloom times.

Regular maintenance of your seasonal color installation during service visits includes removal of withering plants and monitoring of the soil quality and checking that the plants' watering requirements are being met.

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Landscape Design

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LANDSCAPE

You need your landscape to look its best, but you're not quite sure where to get started.

Whether you need a landscape design plan for a new development or just want to enhance a few feature areas in your existing landscape, our Landscape Designers are ready to help you see your landscape's full potential.

Our Designers are specially trained, creative professionals. They're knowledgeable about all the latest concepts in landscape design and they're also familiar with your area's local plant materials. This ensures that what they select to plant will thrive once it's in the ground.

The last thing you want is to invest in a landscape installation project, only to see the plants fail within the first year.

Working with a Landscape Designer starts with a meeting to find out what your goals are for your project. They'll create **photo renderings** so you can actually see what your new landscape will look like, before it's planted. You'll be a part of the process from beginning to end.

And best of all, **we offer Landscape Design as a complimentary service to current Landscape Maintenance clients when we install your landscape enhancement.**

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Landscape Installation

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You need your landscape installation project completed safely, on time and on budget.

Our Landscape Installation Teams will do everything we can to make sure your project stays on schedule (or gets back on schedule), with experience and **capabilities scalable to handle any project and any time line.**

All Landscape Installation projects start with a meeting to thoroughly review your site and your design plans, verifying that the plant material selected is suitable for your project's environment. With experts on staff in Landscape Design and Landscape Maintenance, we'll offer recommendations to **preserve the long term health and appearance of the project after installation.** We can also suggest alternate, native plant materials and trees to help conserve water usage, while preserving the project's intended visual appeal.

We offer **extended warranties** on all plant materials that we install, when you allow us to provide ongoing landscape maintenance services. We offer this to our clients because we install every landscape with the goal to become **your lifetime landscape service partner**, growing with you as your landscape matures.

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Tree Care Services

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Your trees add beauty and value to your property. In the case of mature trees, they are **an absolutely irreplaceable asset**. Keep them healthy and protect your property with regular evaluations and treatments.

Yellowstone Landscape is a full service tree care company, specializing in Plant Health Care and Pruning in accordance with the highest industry standards. Our Tree Care teams are led by **certified Arborists**, educated and trained in all aspects of Arboriculture.

We're dedicated to improving and protecting your trees and shrubs, utilizing the latest innovations in tree care science.

Our Tree Care services include:

- Pruning
- Cabling & Bracing
- Lightning Protection
- Fertilization
- Disease & Pest Management
- Tree Removal
- Tree Planting
- Stump Grinding
- Root Management

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Building Lasting Partnerships

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Yellowstone Landscape has developed a reputation for creating and maintaining award-winning landscape environments for some of the country's most recognized brands.

But the work is only part of the reason that clients choose to partner with us.

Because of our proactive approach, flexible scheduling to accommodate special events, and a relentless focus on communication, our clients choose continue their partnerships with us, year after year.

Our focus on building lasting relationships with the clients we serve, has led to many partnerships that have been established and grown over time. In fact many of these partnerships now span more than a decade of successful service. We believe that our high-quality landscapes, coupled with superior customer service are why clients look to us for all their landscape needs.

Yellowstone clients know that effectively managing their property's landscape is a lifetime commitment that requires careful coordination of services. That's why our approach to managing your property's landscape investment includes regular maintenance services (mowing, trimming, edging) paired with detailed fertilization and pest management plans to keep your property looking its best, while preserving the long-term health of your landscape.

Yellowstone Landscape is honored to serve each of our clients' properties and we look forward to continuing our tradition of award-winning service as we build new relationships with clients across the South.

Industry Recognition

YELLOWSTONE
LANDSCAPE

Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in our industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

Hermann Park; Houston, Texas; 2017

Walton Riverwood; Atlanta, Georgia; 2017

Legacy of Leesburg; Leesburg, Florida; 2017

Swan and Dolphin Resort; Orlando, Florida; 2016

Cane Island Amenity Village; Katy, Texas; 2016

Tradition; Tradition, Florida; 2015

AAA Headquarters; Lake Mary, Florida; 2013

Technology Park Atlanta; Peachtree Corners, Georgia; 2013

Boeing 787 Assembly Facility; North Charleston, South Carolina; 2012

Waldorf Astoria Resort; Orlando, Florida; 2012

Grand Haven; Palm Coast, Florida; 2011

Fleming Island Plantation; Orange Park, Florida; 2010

Hammock Beach Resort; Palm Coast, Florida; 2008

Reunion Resort & Club; Orlando, Florida; 2007

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Committed to Safety

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Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a **safe, healthy work environment,** kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to **behave professionally and remain alert** to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

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Environmental Stewardship

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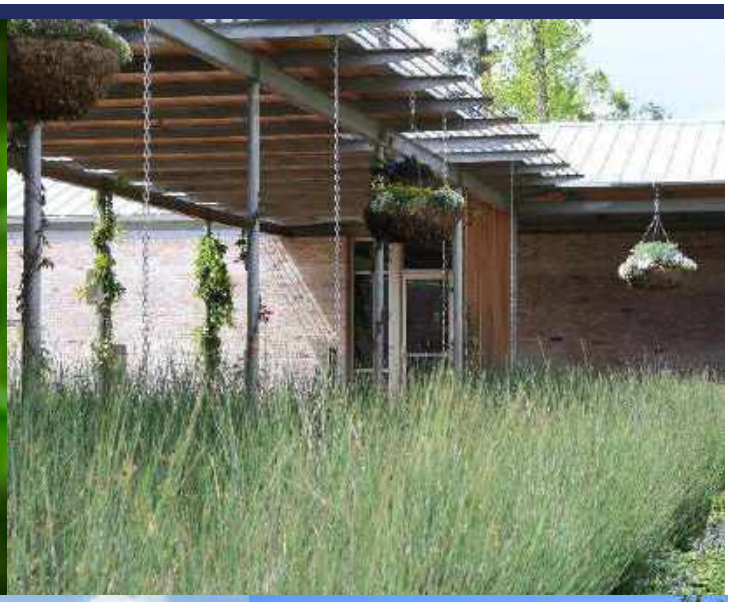

As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination management tools to create an environment where it is less likely that the pest will return.

Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment.

Organic Options: We offer organic alternatives to all traditional management solutions.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

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Services for Public Sector Clients

YELLOWSTONE LANDSCAPE

We are proud to serve Public Sector clients across the South, and to be a part of some tremendously successful projects beautifying our local communities. **We understand the challenges that local governments and agencies face in managing their public green spaces.**

Public parks, trails, and streetscapes create unique opportunities to enrich the lives of your community's residents. Investing in professional landscape services delivers a consistently high-quality appearance, and does so at a lower cost than in-house grounds maintenance services.

Our professional landscaping services offered to Public Sector clients include award-winning Landscape Design and Installation teams, ready to deliver beautiful landscape enhancements and installations. When we continue to maintain the project for you, we can even extend our normal warranty on installed plant materials.

We'll also work with you to identify any possible liabilities or hazards in your community's public spaces. With services like raising tree canopies and making sure drains are kept clear of debris, our Landscape Professionals partner with you to keep your residents safe from hazards. And, in case of a natural disaster or extreme weather event, our crews will be there to assist with clean up after the storms have passed.

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FEATURED PROJECT

Reunion Resort & Club

YELLOWSTONE LANDSCAPE

LOCATION
Orlando, Florida

CLIENT
Salamander Hotels & Resorts, GMS, Aegis Community Management

PROPERTY TYPE
Resort Community

SERVICES PROVIDED
Landscape Design
Landscape Installation
Landscape Maintenance

Reunion Resort & Club is a 2,300-acre master-planned resort community located in Orlando, Florida.

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

Reunion's Linear Park, a popular wedding venue, includes structured planting beds and majestic oaks. The five-acre water park, another popular area of the resort, brims with colorful, tropical plants.

Since design and installation began, Yellowstone Landscape has been Reunion's exclusive professional landscape service partner.

The resort community's landscape maintenance areas include over 800,000 square feet of ornamental beds in addition to the acres of manicured turf, 3,000 trees and over 500 palms.

The resort's active special event schedule requires constant coordination between service teams and Reunion's various property management entities.

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FEATURED PROJECT

Legacy of Leesburg

YELLOWSTONE LANDSCAPE

LOCATION
Orlando, Florida

CLIENT
Leland Management

PROPERTY TYPE
55+ Community Association

SERVICES PROVIDED
Landscape Design
Landscape Enhancement
Landscape Maintenance

Legacy of Leesburg is an active retirement lifestyle community, located 45 minutes from Orlando.
The developer's intent is to provide all the modern amenities active adults expect in a home, placed in a setting that encourages them to explore central Florida's natural beauty.

The result is that nearly all of Legacy's 1000 homes have a view of either a natural conservation area, or one of the nineteen ponds that dot the community's landscape. With over seven miles of maintained walking paths along thirteen trails, residents are frequently seen strolling in the shade of the hundreds of ancient oaks.

Legacy is also home for many types of wildlife. Alligators, bobcats, cranes and other native birds are commonly seen across the community.

The 450 palms are pruned once per year and the annual flower beds, while small in size, add vibrant pops of color to Legacy's entrances and clubhouse.

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FEATURED PROJECT

Walt Disney World Swan & Dolphin Resort

YELLOWSTONE LANDSCAPE

LOCATION
Orlando, Florida

CLIENT
Starwood Hotels and Resorts

PROPERTY TYPE
Resort Community

SERVICES PROVIDED
Landscape Design
Landscape Enhancement
Landscape Maintenance

The Swan and Dolphin Resort is situated on 87 acres within Walt Disney World. The resort is comprised of two separate hotels, The Swan and The Dolphin, joined by a palm tree-lined bridge between the two hotels.

The resort complex features all the expected Disney amenities, including 5 pools, a white sand beach, restaurants, spas, and conference spaces, all surrounded by immaculately maintained tropical landscaping.

Frequent special events like the annual Food and Wine Festival, require careful planning between our on site service team and the owners.

As a designated Florida Green Lodging Property, the resort mandates the use of integrated pest management practices and that service teams monitor emissions and irrigation usage in order to minimize the environmental impact of our services.

In 2016, The Swan and Dolphin received a National Landscape Awards of Excellence Grand Award, the commercial landscape industry's highest honor.

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FEATURED PROJECT

Waldorf Astoria Orlando Resort

YELLOWSTONE LANDSCAPE

LOCATION
Orlando, Florida

CLIENT
Waldorf Astoria Hotels & Resorts

PROPERTY TYPE
Resort

SERVICES PROVIDED
Landscape Design
Landscape Enhancement
Landscape Maintenance

The Waldorf Astoria Orlando Resort features unrivaled luxury accommodations from one of the world's most famous hotel brands.

The client requires meticulous attention to detail and an immaculate appearance in their landscape at all times. Yellowstone Landscape delivers best in class landscape management with attention to detail, pro-active services and sensitivity to the Waldorf guests' experience.

Landscape service crews use electric equipment to reduce noise on the property, and only service the landscape during weekday mornings, completing by 8am to preserve the Waldorf Astoria's focus on their guest's comfort.

The property was awarded a National Landscape Award of Excellence Grand Award in 2012, recognizing it as one of the nation's most outstanding commercial landscape management projects.

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CDD Landscape Maintenance Experience

YELLOWSTONE LANDSCAPE

We are proud of our partnerships with many of Central Florida's most respected Community Development Districts. Below is a selected listing of the districts currently being served by Yellowstone Landscape's Orlando-South branch location.

Project Name	Contact Information	Annual Contract Amount
Reunion East and West	George Flint, GMS 407.555.5555	>$1,000,000
Anthem Park CDD	Patricia Comings, DPFG 407.221.9153	>$150,000
Bonnet Creek CDD	Richard Hartman, Land Development 407.832.3980	>$200,000
Crescent Lake CDD	Ron Hood, Crescent Lake CDD 407.427.2373	>$160,000
Lake Ashton CDD	Alan Scheerer, GMS 407.841.5524	>$300,000
Randal Park CDD	William Viasalyers, GMS 407.841.5524	>$200,000

References

At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.

Project Name:	Reunion Resort and Club (876 homes, resort, and common areas)
Client Since:	2005
Services Provided:	Landscape Design & Installation, Landscape Maintenance
Client Contact Information:	David Burman, *AMS, PCAM, Founder & President* Aegis Community Management Solutions 8390 Champions Gate, Florida 33896 863.256.5052 davidb@aegiscms.com

Project Name:	The Swan & Dolphin Resort
Client Since:	2013
Services Provided:	Landscape Design & Maintenance, Landscape Enhancements
Client Contact Information:	Fred Sawyers, *General Manager* 407.934.3000 fsawyer@swandolphin.com

Project Name:	The City of Ormond Beach
Client Since:	2012
Services Provided:	Landscape Design & Maintenance, Landscape Enhancements, and Athletic Field Maintenance of the City's Sports Complexes
Client Contact Information:	Mike Demchak, *Contract Manager* 386.676.3286 michael.demchak@ormondbeach.org

Licenses and Certifications

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/30/2018

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 386-944-5806
Brown & Brown of Florida, Inc.
Daytona Beach Office
P.O. Box 2412
Daytona Beach, FL 32115-2412
King Pickett

CONTACT NAME: MARY BURNS
PHONE (A/C, No, Ext): 386-944-5806 FAX (A/C, No): 386-323-9119
E-MAIL ADDRESS: MBURNS@BBDAYTONA.COM

INSURED YELLOWSTONE LANDSCAPE, INC
3235 N STATE STREET
PO BOX 849
BUNNELL, FL 32110

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Westfield Ins Co	24112
INSURER B : Argonaut Insurance Company	19801
INSURER C : Great Amer Ins Co	16691
INSURER D : LLoyd's of London	
INSURER E : Federal Insurance Company	20281
INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			CMM5060952	04/30/2018	04/30/2019	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
A	X CONTRACTUAL LIAB			CMM5060952	04/30/2018	04/30/2019	MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			CMM5060952	04/30/2018	04/30/2019	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
							PIP	$ 10,000
C	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE			TUU 2545544 00	04/30/2018	04/30/2019	AGGREGATE	$ 10,000,000
	DED X RETENTION $ 10,000							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N	N / A		WC928378337574 (MASTER)	04/30/2018	04/30/2019	E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$ 1,000,000
E	EXCESS LIABILITY			93648120	04/30/2018	04/30/2019	OCC & AGG	10,000,000
D	POLLUTION LIAB			W10B9B180901	04/30/2018	04/30/2019	EACH OCC	1,000,000

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

FOR INFORMATION

CERTIFICATE HOLDER

YLGHO01

YELLOWSTONE LANDSCAPE, INC
3235 N STATE ST
PO BOX 849
BUNNELL, FL 32110

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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Licenses & Certications

YELLOWSTONE LANDSCAPE

Form **W-9**
(Rev. December 2014)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Yellowstone Landscape - Southeast, LLC

2 Business name/disregarded entity name, if different from above
dba Yellowstone Landscape

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ C
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
3235 N. State Street, PO Box 849

Requester's name and address (optional)

6 City, state, and ZIP code
Bunnell, FL 32110

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
☐☐☐ - ☐☐ - ☐☐☐☐

or

Employer identification number
2 0 - 2 9 9 3 5 0 3

Part II Certification

Under penalties of perjury, I certify that:

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

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ Crystal Westley Date ▶ 1/1/2016

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at *www.irs.gov/fw9*.

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? on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

INTERNATIONAL SOCIETY OF ARBORICULTURE

CERTIFIED ARBORIST™

Douglas Durling

Having successfully completed the requirements set by the International Society of Arboriculture, the above named is hereby recognized as an ISA Certified Arborist®

Luana Vargas
Director of Credentialing Services
International Society of Arboriculture

Caitlyn Pollihan
Executive Director
International Society of Arboriculture

ANSI ACCREDITED
#0847
ISO/IEC 17024
Personnel Certification Program
ISA Certified Arborist®

FL-0322A	11 Dec 2010	31 Dec 2021
Certification Number	Certified Since	Expiration Date

State of Florida

Department of Agriculture and Consumer Services
Bureau of Entomology and Pest Control

This is to Certify that DOUGLAS R. DURLING *is a*

Certified Pest Control Operator

and is privileged to practice

LAWNAND ORNAMENTAL PEST CONTROL

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations

In Testimony Whereof, Witness this signature at Jacksonville, Florida this 11TH *day of* JANUARY *in the year of our Lord* 1996

No. 8127

Bob Crawford
BOB CRAWFORD
Commissioner of Agriculture

CHIEF
Bureau of Entomology and Pest Control

YELLOWSTONE
LANDSCAPE

Pricing Breakdown

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

Landscape/Grounds Maintenance Services

TASK	Frequency	Unit Cost	Total
Turf Care - St. Augustine			
Mowing/ Blowing/Edging	42	$1,023.00	$42,966.00
Fertilization	4	Included in pest control pricing below	
Weed Desease Control	2	Included in pest/disease control pricing below	
Pest control	4	$1,392.00	$5,568.00
Subtotal			**$48,534.00**
Turf Care - Bahia			
Mowing/ Blowing/Edging	~~42~~ 36	$2,081.00	$74,916.00
Fertilization	3	Included in St. Augustine pricing	
Weed Desease Control	2	Included in St. Augustine pricing	
Pest control	4	Included in St. Augustine pricing	
Subtotal			**$74,916.00**
Shrub Care/Ground Cover Care			
Pruning	24	$1,332.00	$31,968.00
Weeding/Edging	42	Included in pruning price above	
Fertilization	3	Included in pest/disease control pricing below	
Pest/disease control	6	$528.00	$3,168.00
Mulching	1	Included in mulch price below	
Subtotal			**$35,136.00**
Tree Care			
Pruning	2	Included in palm pricing below	
Fertilization	3	Included in shrub care	
Pest/disease control	6	Included in shrub care	
Mulching 500 CY	1	$22,500.00	$22,500.00
All Palms	2	$1,167.00	$2,334.00
Subtotal			**$24,834.00**
Irrigation System Monitoring			
Clocks	12	$500.00	$6,000.00
Valves/Zones	12	Included in pricing above	
Subtotal			**$6,000.00**
Volleyball Court Maintenance			
Trash Removal	52	Included in price below	
Weed Control	52	Included in price below	
Sand Raking	52	$40.38	$2,100.00
			$2,100.00
Subtotal			
Grand Total		**$15,960.00**	**$191,520.00**

*One time clean up of buffer areas behind houses and fences will be $1,200.00. This will include tree lifts and a 5' clearance off of fences for pressure washing purposes.

Fifth Order of Business

5B.

CONCORD ESTATES FENCE/GATE

OSCEOLA COUNTY FL
PREPARED FOR: CONCORDE ESTATES CDD

FENCE/GATE IMPROVEMENTS PLAN

Re

STEVEN M. LOSER, P.E.
No. 45225
STATE OF FLORIDA
PROFESSIONAL ENGINEER

C

6816 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 29791

5C

The 2003 Engineers report attached included a $600,000.00 line item for the dock at that time.

The developer designed and submitted permit applications to construct a Dock, but those permits were not approved by the SFWMD or the County. As a result the dock line item was removed from the construction budget prior to bond issuance.

The reasons the Dock permit was not issued include:

1. SFWMD required the Dock to be high enough that it did not cast a shadow on the lake bottom. This resulted in it being to high for boats to dock.
2. Osceola County required the dock to have fire sprinklers, in the event of a fire. The justification was someone on the end of the dock would be trapped if a portion of the dock caught on fire.

CONCORDE ESTATES

COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S COST REPORT

November 25, 2003

Miller
Einhouse
Rymer &
Boyd
230 E. Monument Ave., Suite B
Kissimmee, Florida 34741
Phone (407) 343-8192
Fax (407) 343-1994

Miller
Einhouse
Rymer &
Boyd

COMMUNITY PLANNING

PROJECT MANAGEMENT

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

November 25, 2003

Mr. Jeffrey J. Newton
Authorized Agent
Concorde Estates Community Development District
6250 Hazeltine National Drive
Orlando, Florida 32822

Re: Concorde Estates Community Development District
Engineer's Cost Report

Dear Mr. Newton:

Submitted herewith is the Engineer's Cost Report for the Concorde Estates Community Development District. This report is being submitted for review and approval by the Community Development District Board of Supervisor's.

This report provides costs estimates for the master site infrastructure and amenities for Phase I and Phase II of the project. A summary of all existing approved entitlements and construction permits is also included.

As District Engineer, I hereby certify that the information contained herein is accurate as of the date of this report, and provides the necessary cost related information for the Financial Advisor to proceed with the preparation of the Assessment Evaluation Report.

Please feel free to contact me directly regarding any questions you or other Supervisors my have. On behalf or our firm, we appreciate the opportunity to assist the District in these matters.

Sincerely,

Steven N. Boyd, P.E.

Cc:

William E. Barfield
Jeffrey T. Larsen
William J. Rizzetta
Barry Rymer
Ralph Spano
Bill Spivey
Mike Watkins
Jim Wells
Michael Williams
Jean Wilson
Steven J. Zucker

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Steven N. Boyd, P.E.
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SENIOR ASSOCIATE
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Phone 407-838-8041
Fax 407-838-8047

230 E. Monument Ave.
Suite B
Kissimmee, FL 34741
Phone 407-343-8192
Fax 407-343-1994

www.MERandB.com

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Exhibit 1 – Vicinity Map

Exhibit 2 – Legal Description

Exhibit 3 – District Boundary

Exhibit 4 – Site Plan

Exhibit 5 – Off-Site Utilities

I. General Information

A. Project Description

The Concorde Estates Project is a 370.4 acre residential project located on the western shore of Lake Tohopekaliga in Osceola County, Florida. The project includes 449 single–family detached lots and 165 townhouse lots, for a total of 614 proposed development units. The project includes access to Lake Tohopekaliga as well as many on-site parks and amenities.

B. Location

Concorde Estates is located on the east side of Pleasant Hill Road, south of Pleasant Hill Heights subdivision and north of a future County Park.

C. Regulatory Approval Status

The following previous submittals and approvals are relevant to this project.

AGENCY / PERMIT TYPE	STATUS
Osceola County	
PD Zoning Approval (PD00-0021)	Approved
Comprehensive Development Plan Approval (CDP02-0132)	Approved
Preliminary Subdivision Plan (PS02-00058)	Approved
Engineering Improvement Plans, Phase I (CDP02-0199)	Approved / Construction Permit Issued
Developer's Agreement	Approved
South Florida Water Management District	
Environrmental Resource Permit	Permit Issued
Construction De-Watering Permit	Permit Issued
Florida Department of Environmental Protection	
Wastewater Collection System Permit	Permit Issued
Potable Water Distribution System Permit	Permit Issued
Army Corps of Engineers Dredge & Fill Permit	Permit Issued

II. Development Program

A. Proposed Facilities

Roads and Drainage

Proposed roads and drainage ponds are shown on the site plan included as Exhibit 4. Roads and drainage facilities will be designed, permitted and constructed in accordance with Osceola County and South Florida Water Management District codes and regulations.

Off-Site Improvements

Exhibit 5 shows off-site water and wastewater mains to be constructed for this project. The water main extension will be provided by O & S Water Company. The Concorde Estates CDD will construct the off-site wastewater force main as indicated on Exhibit 5.

Buffers

North Buffer

The buffer along the back of lots abutting Pleasant Hill Heights on the north side of the project and west of the eagle and wetland conservation area will be 50 foot wide with a 6' privacy fence and canopy trees at 50' O.C. with pines planted between each canopy tree.

South Buffer

The buffer along the back of lots abutting the Church property will be 20' wide with a 6' privacy fence and canopy trees at 50' O.C.. The buffer along the back of lots abutting the County park will be 20' wide with canopy trees at 50' O.C.. In areas on the eastern portion of the project where there is sufficient tree coverage the natural tree cover will be used and no additional trees will be planted.

West Buffer

The buffer along the back of lots abutting Pleasant Hill Road will be 50 foot wide with a 6' stucco wall with columns at 100' O.C.. In addition canopy trees at 50' O.C. will be planted along with flowering understory trees and shrubs and groundcover. In the area where the existing wetlands remain in the northwest corner of the project, no additional plantings will be provided.

Entrance Feature

The area on the north and south side of the entrance road connection at Pleasant Hill Road will have an entrance feature consisting of an approximately 150 linear feet serpentine sign wall with a maximum of a 100 square foot sign face for the project identification signage. The wall will be 6' stucco with columns on a bermed area and accented with canopy trees, annuals, shrubs, flowering trees and ground cover. This area will also incorporate accent lighting.

Parks

The project will have 10 landscaped park areas scattered throughout the project.

The various park areas consist of adequate open lawn areas, benches, picnic areas and playground equipment.

The community park is the focal point of the recreation facilities with an open air pavilion, swimming pool, restrooms, tennis court and playground equipment.

B. Approved Lot Development Standards

Rear Access Detached Single Family Unit

The submittal provides a typical lot layout for rear access detached single-family units with the following setbacks:

Front Yard	10 feet to covered front porch 20 feet to unit
Side Yard	5 feet to non-street side 15 feet to street side
Rear Yard	20 feet to garage door opening 10 feet to unit

Attached Townhouse Unit

Front Yard	10 feet to unit or front porch structure.
Side Yard	0 feet between units 15 feet to street side
Rear Yard	20 feet to unit and/or garage door opening

Minimum Building Separation 10 feet

C. Parking

The parking requirement for the attached townhouses units and detached rear access single family units shall be a two car garage with additional space for two cars outside the garage without encroaching into the adjacent alley right of way. All rear access units and townhouse units have additional parallel parking along the street fronting each unit for their guests.

There will be no additional parking at any of the park sites, although some of the parallel street parking near the lakefront area would be available for people using the lake front park facilities.

D. Utilities

Potable Water & Fire Protection
Potable water and fire protection water will be provided by O&S Water Company. O & S Water Company is in the process of designing a water main extension along Poinciana Blvd., that they will construct to serve the Concorde Estates Project. Exhibit 5 shows the location of the existing water main termination, and the length of water main to be extended by O & S Water Company.

Wastewater
The wastewater treatment will be provided by FGUA. The project construction budget includes the construction of 5000 ft. of off-site force main that will run within the Poinciana Blvd. R/W to the existing point of connection. See Exhibit 5.

E. Stormwater Management

The stormwater management system consists of urban section roadways and a closed drainage system directing runoff to the proposed stormwater management ponds shown on the site plan. Refer to Exhibit 4. The stormwater management ponds are wet-bottom ponds that will provide water quality treatment and peak discharge attenuation. The ponds are interconnected and discharge to the on-site wetland systems. The South Florida Water Management District has approved the stormwater management system and has issued a construction permit for this project.

F. Environmental

The project includes both upland and wetland conservation areas which have been reviewed and approved by Osceola County, the South Florida Water Management District and the Florida Department of Environmental Protection. The proposed dock to be constructed on Lake Tohopekaliga has been reviewed and approved by the Florida Department of Environmental Protection.

G. Landscaping

On-Site Landscaping
All street trees and additional landscaping including buffers, parks and open space will exceed the minimum requirements of Osceola County Land Development Regulations.

Provision of Irrigation
The water source for irrigation for this project shall be provided from onsite detention ponds.

III. Engineers Opinion of Probable Cost

Table 1. Site Work / Civil Engineering Opinion of Probable Costs

Civil Engineering		Phase 1A & 1B	Phase 2	Grand Total
1.	General Conditions, Erosion Protection & Testing			$ 481,620
2.	Off-site Roadway & Utility Improvements	$ 235,635	$ -	$ 235,635
3.	Mass Grading and Stormwater Ponds	$ 4,562,187	$ 2,050,085	$ 6,612,271
4.	Roadways and Drainage	$ 4,550,069	$ 3,291,268	$ 7,841,337
5.	Potable Water, Fire Protection and Wastewater			$ 3,716,018
6.	Electrical, Communication and Lighting	$ 304,500	$ 616,500	$ 921,000
7.	Permitting, & Utility Connection Fees	$ 956,779	$ 1,418,440	$ 2,375,220
8.	Design Fees	$ 162,900	$ 205,500	$ 368,400
9.	Platting Fees and Field Monuments	$ 75,000	$ 102,750	$ 177,750
Totals		$ 12,891,670	$ 9,837,581	$ 22,729,252

NOTES:
1. Costs are for the entire 614 Unit Project
2. Site Work, Roadway and Utility Costs for Phase 1A and Phase 1B were obtained from actual construction bids. Sitework, Roadway and utility costs for the balance of the project were estimated using the same unit price data.

Refer to Table 2 on the following page for additional landscape and project amenity budgets.

Table 2. Site Amenities and Landscaping Opinion of Probable Costs.

Amenities & Landscaping	Phase 1A & 1B	Phase 2	Grand Total
1. Roads	$ 1,329,459	$ 269,038	$ 1,598,497
2. Main Entry Feature	$ 467,793	$ -	$ 467,793
3. Buffers	$ 844,400	$ 217,193	$ 1,061,594
4. Ponds	$ 66,672	$ 51,387	$ 118,059
5. Lake Toho Dock	$ 600,000	$ -	$ 600,000
6. Parks, Pool and Clubhouse	$ 2,320,479	$ 224,839	$ 2,545,319
7. Design Fees	$ 244,796	$ 80,096	$ 324,892
Table 2 Total Amenities & Landscaping	$ 5,873,600	$ 842,553	$ 6,716,154

Grand Total – Table 1 . and Table 2. $ 29,445,405

Table 3. Anticipated Takedown Schedule

Year	Lots	Site Work / Construction Budget	Landscape & Amenity Budget	Total
2004	205	$ 13,043,290	$ 3,769,340	$ 16,812,630
2005	105	$ 3,267,880	$ 1,324,830	$ 4,592,711
2006	104	$ 2,268,453	$ 715,457	$ 2,983,909
2007	100	$ 2,240,283	$ 473,288	$ 2,713,571
2008	100	$ 1,909,345	$ 433,240	$ 2,342,585
Totals	**614**	**$ 22,729,252**	**$ 6,716,154**	**$ 29,445,405**

Table 4. Potential Land Areas to be Conveyed to the CDD

Land Use	**Acres**
Conservation	110.28
Parks	21.32
Stormwater Management	46.59
Landscape Buffers	15.53
Lift Station	0.48
Road R/W & Alleys	50.9
Total Areas to be Conveyed	**245.1**

IV. Exhibits

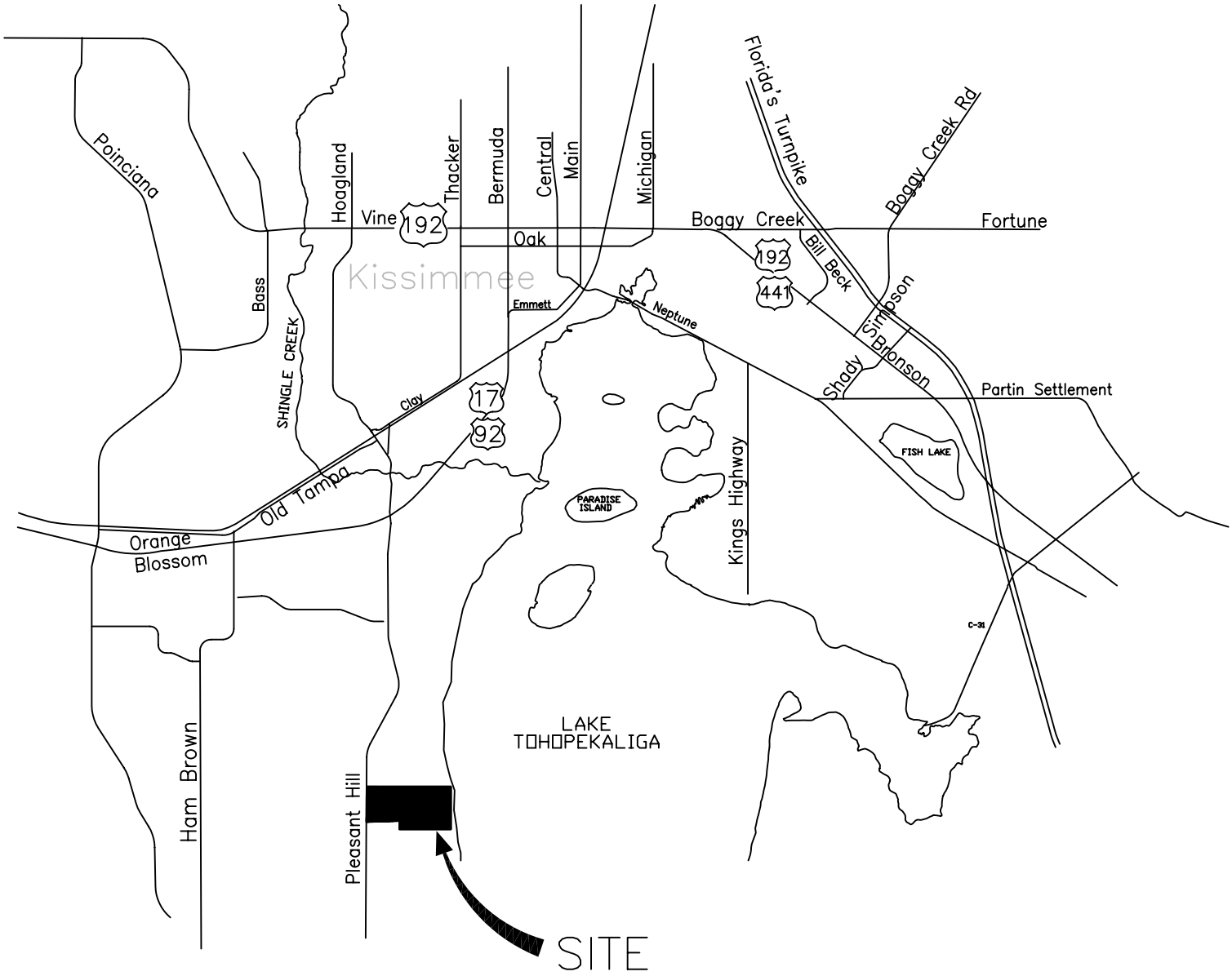
Exhibit 1 – Vicinity Map

Exhibit 2 – Legal Description

Exhibit 3 – District Boundary

Exhibit 4 – Site Plan

Exhibit 5 – Off-Site Utilities



Vicinity Map

Exhibit 1

CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT

Osceola County, Florida
July 2003

N.T.S.

Miller
Einhouse
Rymer &
Boyd
230 East Monument Ave., Suite B
Kissimmee, Florida 34741

A parcel of land located in Sections 20 and 21, Township 26 South, Range 29 East, Osceola County, Florida. Said parcel being more particularly described as follows:

Commence at the Southwest corner of Pleasant Hill Heights Unit I, as recorded in Plat Book 2, Page 135 of the Public Records of Osceola County, Florida; thence run South 89° 57' 03" East along the South line of Pleasant Hill Heights Unit I a distance of 51.00 feet to the Point of Beginning; said point being on the Easterly right of way of Pleasant Hill Road; thence continue along the South line of Pleasant Hill Heights Unit I, South 89° 57' 03" East, a distance of 1736.70 feet to the Southeast corner of Pleasant Hill Heights Unit I, said point also being the Southwest corner of Pleasant Hill Heights Unit II, as recorded in Plat Book 2, Pages 140 through 142 of the Public Records of Osceola County Florida; thence run along the South line of Pleasant Hill Heights Unit II, South 89° 57' 03" East, a distance of 3497.08 feet to the point of intersection of the South line of Pleasant Hill Heights Unit II and West line of Section 21, Township 26 South, Range 29 East; thence continue along the South line of Pleasant Hill Heights Unit II, South 89° 57' 03" East, a distance of 956.45 feet; thence leaving said South line run South 02° 13' 10" West, a distance of 30.02 feet; thence South 89° 57' 03" East, a distance of 224.45 feet to a meander line adjacent to the shore of Lake Tohopekaliga; thence along said meander line the following two courses; South 19° 06' 44" West, a distance of 358.35 feet; thence South 05° 53' 16" East, a distance of 2298.42 feet to the South line of Said Section 21; thence run along the South line of Section 21, North 89° 53' 16" West, a distance of 1332.42 feet to the Southwest corner of Section 21, also being the Southeast corner of Section 20; thence run along the South line of Section 20, North 89° 57' 39" West, a distance of 3872.39 feet; thence leaving said South line run North 00° 48' 09" West, a distance of 660.06 feet; thence North 89° 57' 39" West, a distance of 1318.36 feet to the East right of way of Pleasant Hill Road; thence run along said East right of way the following four courses; North 00° 48' 09" West, a distance of 777.04 feet; thence North 00° 33' 15" West, a distance of 399.76 feet; thence North 03° 26' 10" East, a distance of 100.18 feet; thence North 00° 44' 04" East, a distance of 717.60 feet to the Point of Beginning.

Together with all riparian rights to lands east of the meander line stated in this description.

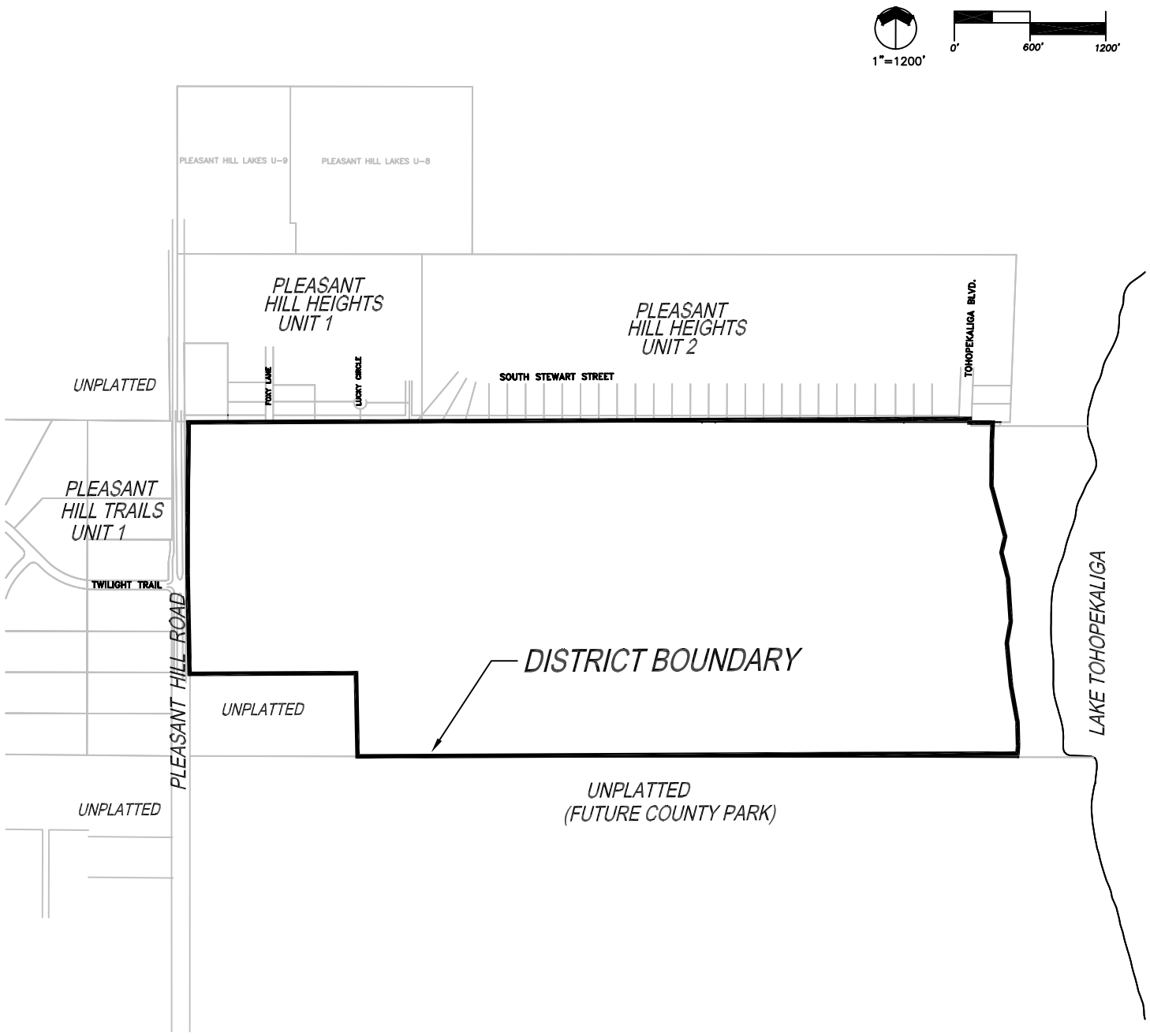
Said parcel contains 370.44 acres, more or less.

Legal Description

Exhibit 2

CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT
Osceola County, Florida
July 2003

Miller Einhouse Rymer & Boyd
230 East Monument Ave., Suite B
Kissimmee, Florida 34741

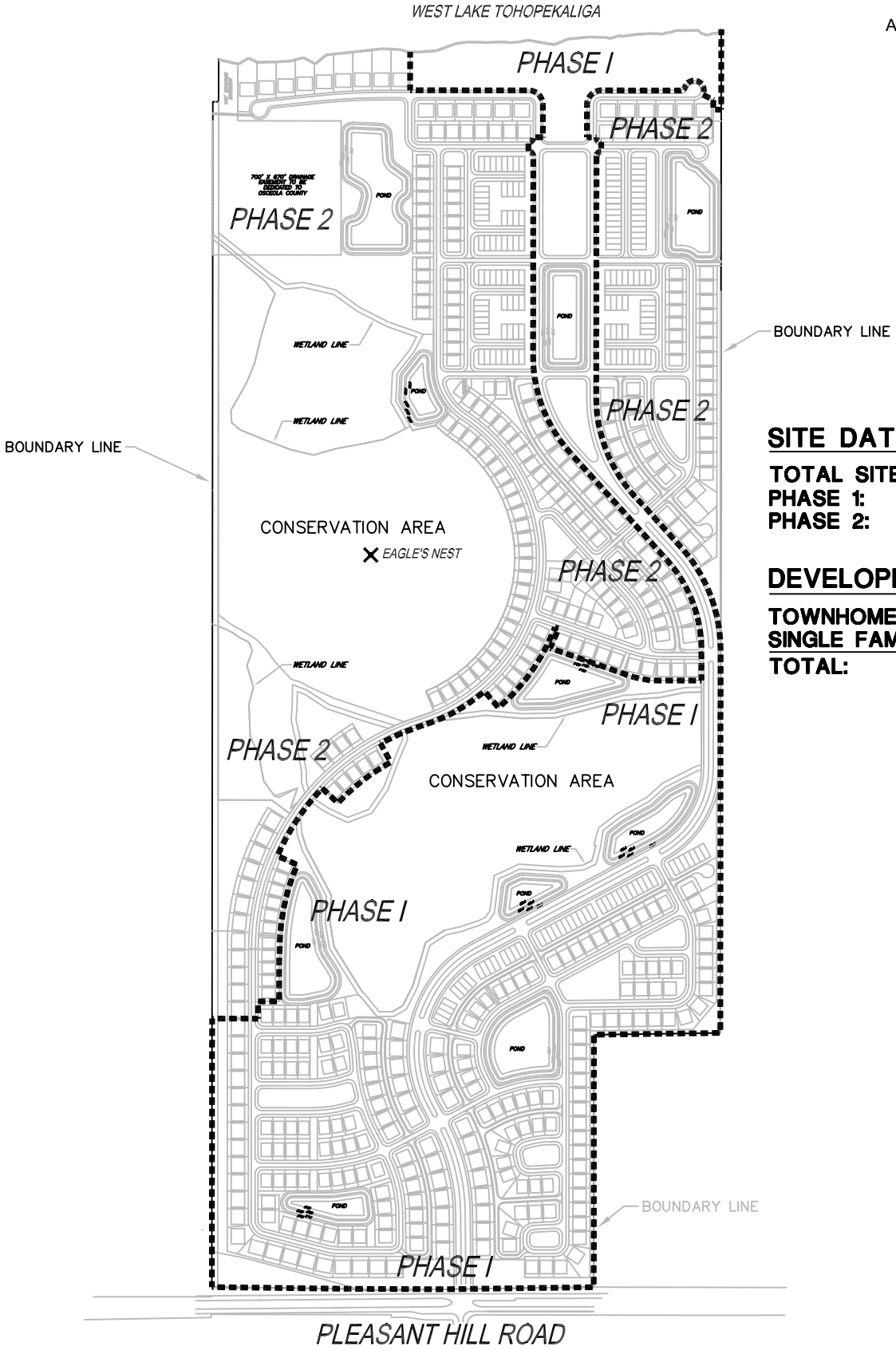


District Boundary

Exhibit 3

CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT
Osceola County, Florida
July 2003

Miller Einhouse Rymer & Boyd
230 East Monument Ave., Suite B
Kissimmee, Florida 34741



SITE DATA

TOTAL SITE:	370.40 AC.
PHASE 1:	176.23 AC.
PHASE 2:	194.17 AC.

DEVELOPMENT PROGRAM

TOWNHOME LOTS:	165
SINGLE FAMILY LOTS:	449
TOTAL:	614

Site Plan

1"=800'

0' 800' 1,600'

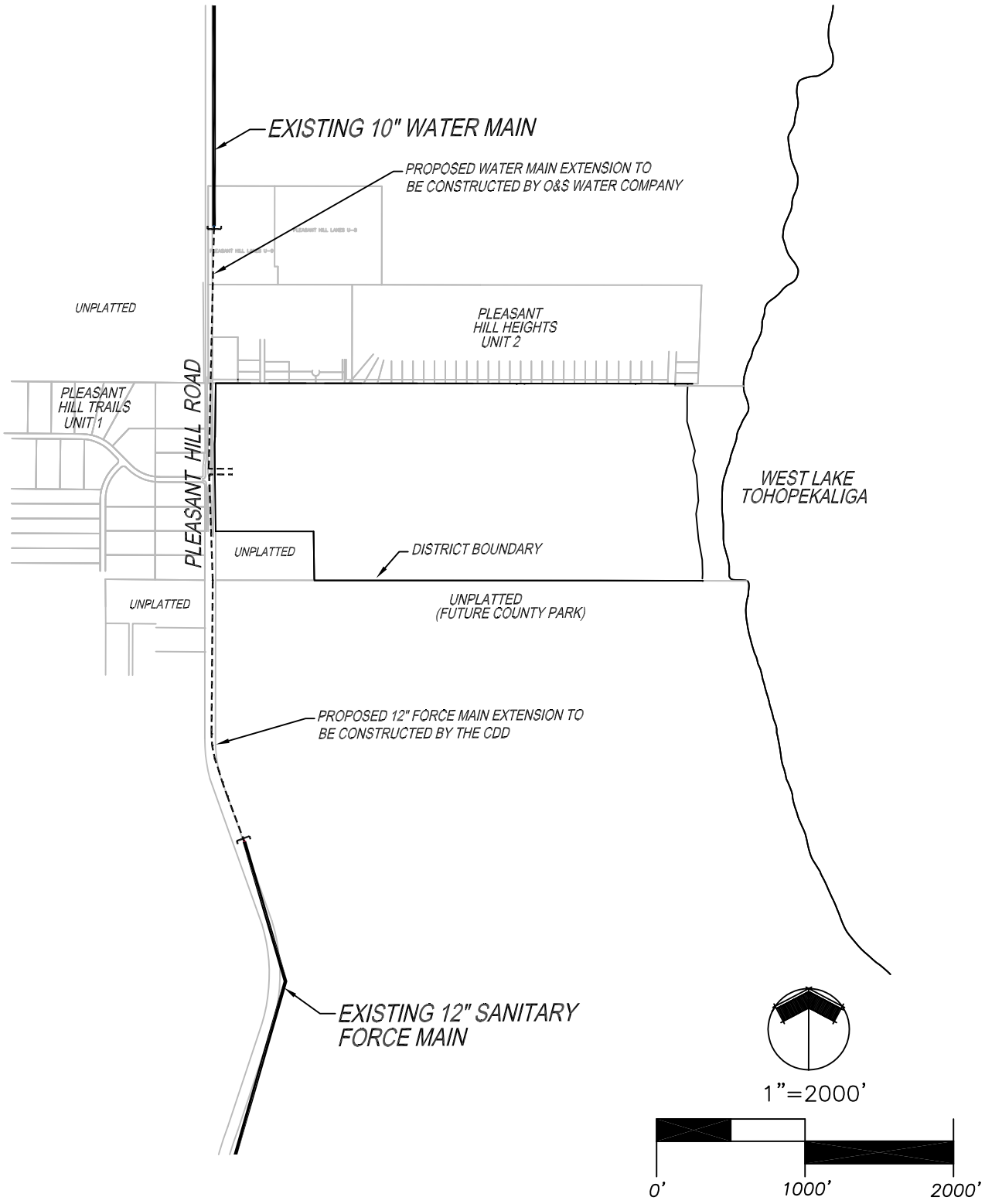
Exhibit 4

CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT

Osceola County, Florida
August, 2003

JOBSonKISS\PROJECTS\JIMWELLS\CONCORDE ESTATES\CDDEXHIBITS\CDD-EXHIBIT4.dwg

Miller Einhouse Rymer & Boyd
230 East Monument Ave., Suite B
Kissimmee, Florida 34741



Utility Reference Map

Exhibit 5

CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT
Osceola County, Florida
July 2003
JOBSonKISS\JIMWELLS\CONCORDEESTATES\CDDEXHIBITS\CDD-EXHIBIT5.dwg

Miller Einhouse Rymer & Boyd
230 East Monument Ave., Suite B
Kissimmee, Florida 34741

Seventh Order of Business

7Ai.

MINUTES OF MEETING
CONCORDE ESTATES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Concorde Estates Community Development District was held on Wednesday, March 27, 2019 at 6:00 p.m. at the Concorde Estates Clubhouse, located at 3151 Georgian Bay Lane, Kissimmee, Florida.

Present and constituting a quorum were:

Victor Cruz	Chairperson
Michael Barbuck	Vice Chairman
Cesar Goyetche	Assistant Secretary
Basam Alli	Assistant Secretary
Martha Land	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Tristan LaNasa	District Counsel
Ariel Medina	Field Supervisor
Alfredo Reyes	Clubhouse Manager
Russell Simmons	Field Manager
Steven N. Boyd, P.E.	District Engineer (Via Conference Call)

Resident(s)

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

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Suit called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Public Comments on Agenda Items**

A resident commented on the cost of purchasing a flag from the County.

FOURTH ORDER OF BUSINESS **Staff Report- Site/Clubhouse Manager's Report**

A. Weekly Clubhouse Reports

Comments were not captured by the recorder.

B. Work Orders Status Report

Comments were not captured by the recorder.

C. Monthly Field Manager's Report

Mr. Simmons reported the following:

- Sidewalk grinding was completed.

D. Proposals to Remove and Replace Playground Equipment

- Proposals were reviewed.
- Item was tabled for the April 24, 2019 meeting.

E. Proposals for ADA Compliant Mulch in Playgrounds

- Discussion of ADA Compliant mulch proposal ensued.
- Item was also tabled for the April 24, 2019 meeting.
- Quotes for replacing gym equipment were discussed.
- Gym equipment is no longer repairable. Proposals were obtained for replacement in the following order: $3,883, $4,185 and $3,812.

> On MOTION by Mr. Goyetche seconded by Mr. Alli with all in favor, the Proposal from Exercise Systems to replace the elliptical equipment in the amount of $3,812 was approved. 5-0

- Amenities Center Cleaning Services were discussed.
- Proposals were received from Anago and Total Comfort Cleaning for $245 per month and $274 per month.

> On MOTION by Ms. Land seconded by Mr. Cruz with all in favor, the Proposal from Anago for Amenities Center Cleaning Services in the amount of $245 per month was approved. 5-0

- Volleyball Court Re-sanding and Repairs were discussed.

> On MOTION by Ms. Land seconded by Mr. Barbuck with all in favor, the Proposal from Enhanced Business Solutions for Volleyball Court Re-sanding and Repairs in the amount of $21,150 was approved. 5-0

F. Inframark Work Order Authorizations

- It was reported that CDD sidewalk grinding had commenced.

On MOTION by Ms. Land seconded by Mr. Barbuck with all in favor, the Inframark Work Order for Sidewalk Grinding in the amount of $2,300 was approved. 5-0

- Gutter Guards and Installation were approved.

On MOTION by Mr. Alli seconded by Ms. Land with all in favor, the Inframark Work Order for Gutter Guards and Installation in an amount not to exceed $800 was approved. 5-0

- Work Orders for Gutter Cleaning, Storm Drain Cleaning, Pressure Washing Fence and Removal and Disposal of Soccer Arches were approved.

On MOTION by Ms. Land seconded by Mr. Barbuck with Ms. Land, Mr. Barbuck, Mr. Goyetche, Mr. Cruz voting Aye, and Mr. Alli voting Nay, the Inframark Work Order for Gutter Cleaning, Storm Drain Cleaning, Pressure Washing Fence and Removal and Disposal of Soccer Arches in the amount of $1,682 was approved. 4-1

G. Proposals for Clubhouse Flag

- Proposals for the Clubhouse flag were received.
- Mr. Land offered to donate a flag to the CDD.

On MOTION by Mr. Barbuck seconded by Ms. Land with all in favor, the Flag Donation from Mr. Land for the Clubhouse was accepted. 5-0

H. Review of Duval Landscape Agreement and Termination Clause Information

- District Council was instructed to review the Agreement, which included a 30-day written notice.

On MOTION by Mr. Alli seconded by Ms. Land with all in favor, Termination of the Duval Landscaping Agreement per Contract Terms (30 Days Written Notice) was approved. 5-0

- Staff will proceed with obtaining Landscape RFPs.

On MOTION by Ms. Land seconded by Mr. Alli with all in favor, Authorization for District Staff to obtain informal Landscape RFPs to be presented to the Board for consideration at April 24, 2019 Meeting was approved. 5-0

G. Proposals for Clubhouse Flag (Continued)

On MOTION by Mr. Cruz seconded by Mr. Barbuck with all in favor, the proposal for State and US Flag in the amount of $58.33 was approved. 5-0

FIFTH ORDER OF BUSINESS Engineer's Report

Mr. Boyd reported the following:

A. Follow up

A land survey proposal was obtained.

B. Landscape Map with CDD Tree Trimming Responsibility

A map had previously been provided, which will be used for landscape purposes.

C. Land Survey Proposals

On MOTION by Ms. Land Seconded by Mr. Barbuck with all in favor the Land Survey Proposal in the amount of $2,500 was approved. 5-0

Let the record reflect Mr. Boyd left the meeting.

SIXTH ORDER OF BUSINESS Attorney's Report

A. Status Update and Pending Items

- Mr. LaNasa discussed lienholders and notices posted in newspapers regarding foreclosures.
- 34 lots will be foreclosed, if not paid by the due date.

SEVENTH ORDER OF BUSINESS Manager's Report

A. Consent Agenda

i. Minutes of the February 27, 2019 Meeting

ii. Financial Statements

On MOTION by Mr. Cruz Seconded by Mr. Goyetche with all in favor the Consent Agenda was approved. 5-0

B. Ratification of Chair Authorized Expenditures

- Access Control Technologies and ADA Site Compliance fees were authorized in between meetings.

> On MOTION by Ms. Land Seconded by Mr. Barbuck with all in favor the Chair-Authorized Expenditures between meetings in the amount of $177 for Access Control Technologies and $199 for ADA Site Compliance work orders were ratified. 5-0

C. Benefit Unit Analysis Report

- Ms. Suit discussed lots and prices.
- A Public Hearing will be held to Discuss the revised O&M Assessment Methodology and to adopt the FY 2020 final Budget.

> On MOTION by Ms. Land seconded by Mr. Barbuck with all in favor, the Benefit Unit Analysis Report as presented authorizing District Staff to proceed with Notice of Public Hearing of Revised Operations & Maintenance Assessment Methodology (to be included with the Public Hearing adopting the final Budget) was approved. 5-0

EIGHTH ORDER OF BUSINESS Supervisors' Requests and Comments

A. Consideration of District CDD Email Addresses for Each Board Member

- Ms. Suit reported it would cost $1,100 to create email addresses and archiving for each Board Member.

> On MOTION by Mr. Goyetche seconded by Mr. Cruz with all in favor District Email Addresses and Archiving at an annual fee of $1,100 was approved. 5-0

NINTH ORDER OF BUSINESS Audience Comments

- A resident commented on the tennis courts and plans.
- A representative from Sitex informed the Board that the property was surveyed and discussed pricing.
- A resident commented on adverse reactions from roots of trees to tennis courts.
- A resident commented about incoming traffic causing damage to grass in the back of her yard.
- Discussion of fence ensued.

- A resident commented on re-purposing new and old business sections of the agenda.
- Discussion of decorative lights ensued.
- A resident inquired whether the Sherriff's Department would patrol the community. She was advised they will.

EIGHTH ORDER OF BUSINESS **Supervisors' Requests and Comments (Cont'd)**

- Ms. Land commented that she wished to obtain the Board's approval on investigating piers.
- Budget discussion ensued.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Cruz seconded by Ms. Land with all in favor the meeting was adjourned. 5-0

Assistant Secretary

Chairperson/Vice Chairperson

7Aii.

Concord Estates Community Development District

Financial Report

March 31, 2019

CONCORDE ESTATES
Community Development District

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Concorde Estates
Community Development District

Financial Statements

(Unaudited)

March 31, 2019

CONCORDE ESTATES
Community Development District

Governmental Funds

Balance Sheet
March 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND	2004 DEBT SERVICE FUND	2011 DEBT SERVICE FUND	2017B DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	$ 212,696	$ -	$ -	$ -	$ 212,696
Assessments Receivable	27,834	-	-	-	27,834
Due From Other Funds	-	-	757	-	757
Investments:					
Money Market Account	1,134,149	-	-	-	1,134,149
Interest Fund (A-1)	-	-	5	-	5
Prepayment Account B	-	-	688	-	688
Prepayment Fund (A-2)	-	-	151,945	-	151,945
Reserve Fund (A-1)	-	-	83,259	-	83,259
Revenue Fund (A-1)	-	-	560,404	-	560,404
Revenue Fund (A-2)	-	-	160,174	-	160,174
Revenue Fund B	-	-	25	1,482	1,507
TOTAL ASSETS	**$ 1,374,679**	**$ -**	**$ 957,257**	**$ 1,482**	**$ 2,333,418**
LIABILITIES					
Accounts Payable	$ 28,218	$ -	$ -	$ -	$ 28,218
Accrued Expenses	34,813	-	-	-	34,813
Due to Landowners	-	-	22,468	-	22,468
Deferred Revenue	27,834	-	-	-	27,834
Revenue Bonds Payable-Current	-	7,511,083	3,013,428	-	10,524,511
Due To Other Funds	757	-	-	-	757
TOTAL LIABILITIES	**91,622**	**7,511,083**	**3,035,896**	**-**	**10,638,601**
FUND BALANCES					
Restricted for:					
Debt Service	-	-	-	1,482	1,482
Assigned to:					
Reserves - Other	75,307	-	-	-	75,307
Unassigned:	1,207,750	(7,511,083)	(2,078,639)	-	(8,381,972)
TOTAL FUND BALANCES	**$ 1,283,057**	**$ (7,511,083)**	**$ (2,078,639)**	**$ 1,482**	**$ (8,305,183)**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,374,679**	**$ -**	**$ 957,257**	**$ 1,482**	**$ 2,333,418**

CONCORDE ESTATES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	MAR-19 ACTUAL
REVENUES					
Interest - Investments	$ -	$ -	$ 8,111	$ 8,111	$ 1,717
Room Rentals	-	-	2,502	2,502	200
Interest - Tax Collector	-	-	297	297	-
Special Assmnts- Tax Collector	711,247	675,683	622,526	(53,157)	14,383
Special Assmnts- CDD Collected	46,523	46,523	3,787	(42,736)	1,382
Special Assmnts- Discounts	-	-	(23,829)	(23,829)	(144)
Other Miscellaneous Revenues	-	-	4	4	-
Pool Access Key Fee	-	-	116	116	-
TOTAL REVENUES	**757,770**	**722,206**	**613,514**	**(108,692)**	**17,538**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	14,000	7,002	5,600	1,402	2,000
FICA Taxes	-	-	367	(367)	153
ProfServ-Arbitrage Rebate	1,000	1,000	-	1,000	-
ProfServ-Engineering	15,000	7,500	3,661	3,839	1,599
ProfServ-Legal Services	13,000	6,498	14,609	(8,111)	-
ProfServ-Mgmt Consulting Serv	102,730	51,366	51,365	1	8,561
ProfServ-Special Assessment	-	-	5,250	(5,250)	-
ProfServ-Trustee Fees	10,000	10,000	11,317	(1,317)	-
Auditing Services	3,900	3,900	-	3,900	-
Insurance - General Liability	3,025	3,025	5,750	(2,725)	-
Legal Advertising	1,800	900	1,074	(174)	-
Misc-Assessmnt Collection Cost	-	-	11,974	(11,974)	285
Dues, Licenses, Subscriptions	425	425	175	250	-
Total Administration	164,880	91,616	111,142	(19,526)	12,598
Public Safety					
Security Service - Sheriff	46,850	23,424	6,797	16,627	518
R&M-Gatehouse	492	246	309	(63)	177
Total Public Safety	47,342	23,670	7,106	16,564	695
Electric Utility Services					
Electricity - General	16,000	7,998	7,780	218	1,205
Electricity - Streetlighting	125,000	62,502	59,132	3,370	9,806
Electricity - Rec Center	12,250	6,126	5,931	195	1,085
Total Electric Utility Services	153,250	76,626	72,843	3,783	12,096

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	MAR-19 ACTUAL
Water-Sewer Comb Services					
Utility - Water	110,000	55,002	58,982	(3,980)	10,968
Backflow Assembly Testing	750	378	-	378	-
Total Water-Sewer Comb Services	110,750	55,380	58,982	(3,602)	10,968
Flood Control/Stormwater Mgmt					
R&M-Aquascaping	6,312	3,156	4,512	(1,356)	865
R&M-Fountain	2,500	1,248	500	748	-
R&M Lake & Pond Bank	5,000	2,502	7,495	(4,993)	-
Total Flood Control/Stormwater Mgmt	13,812	6,906	12,507	(5,601)	865
Other Physical Environment					
Contracts-Landscape	151,497	75,750	50,499	25,251	-
Insurance - General Liability	12,158	12,158	8,697	3,461	-
R&M-Entry Feature	4,000	1,998	42	1,956	-
R&M-Irrigation	3,500	1,752	10,317	(8,565)	1,696
Landscape Replacement	10,000	4,998	-	4,998	-
Annual Mulching & Tree Trimming	17,000	17,000	1,975	15,025	-
Misc-Decorative Lighting	500	252	30	222	-
Misc-Holiday Decor	1,500	750	-	750	-
Total Other Physical Environment	200,155	114,658	71,560	43,098	1,696
Contingency					
Misc-Contingency	63,895	31,950	31,634	316	8,609
Total Contingency	63,895	31,950	31,634	316	8,609
Parks and Recreation - General					
Contracts-Pools	9,000	4,500	4,050	450	675
Contracts-Pest Control	2,500	1,248	272	976	-
Telephone/Fax/Internet Services	2,500	1,248	1,504	(256)	428
R&M-Clubhouse	7,500	3,750	2,350	1,400	44
R&M-Fence	7,500	3,750	-	3,750	-
R&M-Pools	5,000	2,502	2,716	(214)	-
R&M-Fitness Equipment	3,000	1,500	1,083	417	-
R&M-Pressure Washing	500	252	4,100	(3,848)	-
R&M-Parks & Facilities	2,500	1,248	-	1,248	-
Gatehouse Repair & Maintenance	1,250	624	-	624	-
TV/Cable or Dish	852	426	459	(33)	74
Office Supplies	350	174	757	(583)	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	MAR-19 ACTUAL
Clubhouse Cleaning Service G&A	750	378	1,206	(828)	-
Dues, Licenses, Subscriptions	675	675	-	675	-
Total Parks and Recreation - General	43,877	22,275	18,497	3,778	1,221
Special Events					
Misc-Special Events	5,000	2,502	-	2,502	-
Total Special Events	5,000	2,502	-	2,502	-
TOTAL EXPENDITURES	**802,961**	**425,583**	**384,271**	**41,312**	**48,748**
Excess (deficiency) of revenues Over (under) expenditures	(45,191)	296,623	229,243	(67,380)	(31,210)
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(45,191)	-	-	-	-
TOTAL FINANCING SOURCES (USES)	**(45,191)**	**-**	**-**	**-**	**-**
Net change in fund balance	$ (45,191)	$ 296,623	$ 229,243	$ (67,380)	$ (31,210)
FUND BALANCE, BEGINNING (OCT 1, 2018)	**1,053,814**	**1,053,814**	**1,053,814**		
FUND BALANCE, ENDING	**$ 1,008,623**	**$ 1,350,437**	**$ 1,283,057**		

CONCORDE ESTATES
Community Development District

2004 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	MAR-19 ACTUAL
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUES	**-**	**-**	**-**	**-**	**-**
EXPENDITURES					
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	-
Net change in fund balance	$ -	$ -	$ -	$ -	$ -
FUND BALANCE, BEGINNING (OCT 1, 2018)	**-**	**-**	**(7,511,083)**		
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ (7,511,083)**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	MAR-19 ACTUAL
REVENUES					
Interest - Investments	$ -	$ -	$ 5,661	$ 5,661	$ 1,443
Special Assmnts- Tax Collector	512,659	487,026	424,752	(62,274)	9,813
Special Assmnts- Prepayment	-	-	151,945	151,945	11,768
Special Assmnts- CDD Collected	-	-	2,073	2,073	757
Special Assmnts- Discounts	-	-	(16,259)	(16,259)	(98)
TOTAL REVENUES	**512,659**	**487,026**	**568,172**	**81,146**	**23,683**
EXPENDITURES					
Administration					
Misc-Assessmnt Collection Cost	-	-	8,170	(8,170)	194
Total Administration	-	-	8,170	(8,170)	194
Debt Service					
Prepayments Series A-2	-	-	85,000	(85,000)	-
Interest Expense Series A-1	-	-	100,913	(100,913)	-
Interest Expense Series A-2	-	-	64,789	(64,789)	-
DS Costs-Miscellaneous	512,659	512,659	-	512,659	-
Total Debt Service	512,659	512,659	250,702	261,957	-
TOTAL EXPENDITURES	**512,659**	**512,659**	**258,872**	**253,787**	**194**
Excess (deficiency) of revenues Over (under) expenditures	-	(25,633)	309,300	334,933	23,489
OTHER FINANCING SOURCES (USES)					
Operating Transfers-Out	-	-	(1,480)	(1,480)	-
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**(1,480)**	**(1,480)**	**-**
Net change in fund balance	$ -	$ (25,633)	$ 307,820	$ 333,453	$ 23,489
FUND BALANCE, BEGINNING (OCT 1, 2018)	**(2,386,459)**	**(2,386,459)**	**(2,386,459)**		
FUND BALANCE, ENDING	**$ (2,386,459)**	**$ (2,412,092)**	**$ (2,078,639)**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	MAR-19 ACTUAL
REVENUES					
Interest - Investments	$ -	$ -	$ 2	$ 2	$ -
TOTAL REVENUES	**-**	**-**	**2**	**2**	**-**
EXPENDITURES					
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	2	2	-
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	-	1,480	1,480	-
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**1,480**	**1,480**	**-**
Net change in fund balance	$ -	$ -	$ 1,482	$ 1,482	$ -
FUND BALANCE, BEGINNING (OCT 1, 2018)	**-**	**-**	**-**		
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 1,482**		

Concorde Estates
Community Development District

Supporting Schedules

March 31, 2019

CONCORDE ESTATES
Community Development District

Non-Ad Valorem Special Assessments
Osceola County Tax Collector - Monthly Collection Report
For the Fiscal Year ending September 2019

					ALLOCATION BY FUND	
DATE RECEIVED	NET AMOUNT RECEIVED	DISCOUNT/ (PENALTIES) AMOUNT	TAX COLLECTOR	GROSS AMOUNT RECEIVED	GENERAL FUND 001	SERIES 2011 GROSS ASSESSMENTS
Assessments Levied FY 2019				$1,272,909	$756,646	$516,263
Allocation %				100.00%	59.44%	40.56%
11/09/18	8,848	505	180	9,533	5,666	3,866
11/21/18	158,420	6,736	3,233	168,389	100,094	68,295
12/07/18	694,766	29,540	14,179	738,485	438,972	299,513
12/21/18	28,540	1,038	582	30,161	17,928	12,232
01/11/19	4,287	118	87	4,492	2,670	1,822
01/11/19	42,326	1,336	864	44,526	26,467	18,059
02/13/19	25,725	554	525	26,804	15,933	10,871
02/13/19	659	21	13	693	412	281
03/08/19	23,475	242	479	24,196	14,383	9,813
TOTAL	**$ 987,046**	**$ 40,088**	**$ 20,144**	**$ 1,047,278**	**$ 622,526**	**$ 424,752**
% Collected				82%	82%	82%
TOTAL OUTSTANDING				**$ 225,631**	**$ 134,120**	**$ 91,511**

CONCORDE ESTATES
Community Development District

Cash and Investment Report
March 31, 2019

ACCOUNT NAME	MATURITY	BANK NAME	YIELD	BALANCE	
GENERAL FUND					
Checking Account - Operating		Bank United	0.00%	$ 212,696	
			Subtotal	$ 212,696	
Money Market		Bank United	1.75%	$ 1,134,149	
				$ 1,134,149	
DEBT SERVICE AND CAPITAL PROJECT FUNDS					
Series 2011 Interest Account		US Bank		$ 5	(1)
Series 2011 Prepayment Account B		US Bank		$ 688	(1)
Series 2011 Prepayment Fund (A-2)		US Bank		$ 151,945	(1)
Series 2011 Reserve Fund (A-1)		US Bank		$ 83,259	(1)
Series 2011 Revenue Fund (A-1)		US Bank		$ 560,404	(1)
Series 2011 Revenue Fund (A-2)		US Bank		$ 160,174	(1)
Series 2011 Revenue Fund B		US Bank		$ 25	(1)
Series 2017 Revenue Fund B		US Bank		$ 1,482	(1)
			Subtotal	$ 957,982	
			Total	**$ 2,304,827**	

NOTE 1 - Invested in Fidelity Govt Portfolio

CONCORDE ESTATES

Community Development District

Payment Register by Bank Account

For the Period from 3/1/19 to 3/31/19

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
BANK UNITED - GF CHECKING - (ACCT#XXXXX6364)							
CHECK # 5112							
03/01/19	Vendor	CONCORDE ESTATES C/O U.S. BANK	022719	TRSF OF ASSESSMENTS 2011A-1	Due From Other Funds	131000	$7,075.86
03/01/19	Vendor	CONCORDE ESTATES C/O U.S. BANK	022619	TRSF OF ASSESSMENTS 2011 A-2	Due From Other Funds	131000	$1,316.00
						Check Total	*$8,391.86*
CHECK # 5113							
03/05/19	Employee	BASAM M. ALLI	PAYROLL	March 05, 2019 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 5114							
03/05/19	Employee	VICTOR CRUZ	PAYROLL	March 05, 2019 Payroll Posting			$164.70
						Check Total	*$164.70*
CHECK # 5115							
03/05/19	Employee	MICHAEL A. BARBUCK	PAYROLL	March 05, 2019 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 5116							
03/05/19	Employee	CESAR A. GOYETCHE	PAYROLL	March 05, 2019 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 5117							
03/05/19	Employee	MARTHA MENDEZ-LAND	PAYROLL	March 05, 2019 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 5118							
03/08/19	Vendor	CENTURY LINK	81839-022819	311381839 2/28-3/27/19	Telephone/Fax/Internet Services	001-541009-57201	$194.70
03/08/19	Vendor	CENTURY LINK	81839-112818	311381839 11/28-12/27/18	Telephone/Fax/Internet Services	001-541009-57201	$233.36
						Check Total	*$428.06*
CHECK # 5119							
03/08/19	Vendor	CHURCHILL GROUP HOLDINGS	10062	FEB CHEMICALS	R&M-Pools	001-546074-57201	$303.70
						Check Total	*$303.70*

CONCORDE ESTATES

Community Development District

Payment Register by Bank Account

For the Period from 3/1/19 to 3/31/19

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 5120							
03/08/19	Vendor	BOYD CIVIL ENGINEERING, INC.	02205	ENGINEERING 2/4-3/3/19	ProfServ-Engineering	001-531013-51501	$1,161.40
						Check Total	*$1,161.40*
CHECK # 5121							
03/08/19	Vendor	CONCORDE ESTATES C/O U.S. BANK	022719-A	TRSF OF ASSESSMENT 2011A-2	Due From Other Funds	131000	$3,624.91
						Check Total	*$3,624.91*
CHECK # 5122							
03/08/19	Vendor	PROTECTION1-ADT	127439115	SERVICE FOR 3/19-4/18/19	R&M-Clubhouse	001-546015-57201	$43.87
						Check Total	*$43.87*
CHECK # 5123							
03/08/19	Vendor	ADMIRAL OUTDOOR FURNITURE	143953	RE-SLING CHAISE LOUNGE BAL DUE	R&M-Clubhouse	001-546015-57201	$2,174.50
						Check Total	*$2,174.50*
CHECK # 5124							
03/08/19	Vendor	SAMMY LEE ROMAN	2717	PEST CONTROL POOL HSE/PLAYGRND	Contracts-Pest Control	001-534125-57201	$125.00
						Check Total	*$125.00*
CHECK # 5125							
03/13/19	Vendor	CENTURY LINK	81839-122818	311381839 12/28-1/27/19	Telephone/Fax/Internet Services	001-541009-57201	$186.88
						Check Total	*$186.88*
CHECK # 5126							
03/13/19	Vendor	YOUNG QUALLS, P.A.	15703	FEB GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	$4,326.00
						Check Total	*$4,326.00*
CHECK # 5127							
03/13/19	Vendor	DUVAL LANDSCAPE MAINTENANCE, LLC.	183970	BUSH HOG	Misc-Contingency	001-549900-53985	$7,400.00
03/13/19	Vendor	DUVAL LANDSCAPE MAINTENANCE, LLC.	184444	DEAD SPLASH PINE REMOVAL	Annual Mulching & Tree Trimming	001-546954-53908	$1,974.64
						Check Total	*$9,374.64*

CONCORDE ESTATES

Community Development District

Payment Register by Bank Account

For the Period from 3/1/19 to 3/31/19

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 5128							
03/18/19	Vendor	INFRAMARK, LLC	38565	2/19 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51301	$4,773.33
03/18/19	Vendor	INFRAMARK, LLC	38565	2/19 MANAGEMENT FEES	Contracts-On-Site Management	001-534029-57201	$3,787.50
03/18/19	Vendor	INFRAMARK, LLC	38565	2/19 MANAGEMENT FEES	WO 151019, 151018, 151020	001-549900-57201	$506.00
03/18/19	Vendor	INFRAMARK, LLC	38565	2/19 MANAGEMENT FEES	copies	001-549900-51301	$136.80
03/18/19	Vendor	INFRAMARK, LLC	38565	2/19 MANAGEMENT FEES	postage	001-549900-51301	$19.66
03/18/19	Vendor	INFRAMARK, LLC	38565	2/19 MANAGEMENT FEES	Computer equip, signs, supplies	001-549900-57201	$2,436.38
						Check Total	*$11,659.67*
CHECK # 5129							
03/18/19	Vendor	CONCORDE ESTATES C/O U.S. BANK	3/12/19	TRSF ASSESSMENTS 2011 A-1	Due From Other Funds	131000	$6,295.66
03/18/19	Vendor	CONCORDE ESTATES C/O U.S. BANK	031219	TRNSF ASSESSMENTS (SERIES 2011	Due From Other Funds	131000	$3,225.21
						Check Total	*$9,520.87*
CHECK # 5130							
03/28/19	Employee	BASAM M. ALLI	PAYROLL	March 28, 2019 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 5131							
03/28/19	Employee	VICTOR CRUZ	PAYROLL	March 28, 2019 Payroll Posting			$164.70
						Check Total	*$164.70*
CHECK # 5132							
03/28/19	Employee	MICHAEL A. BARBUCK	PAYROLL	March 28, 2019 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 5133							
03/28/19	Employee	CESAR A. GOYETCHE	PAYROLL	March 28, 2019 Payroll Posting			$184.70
						Check Total	*$184.70*
CHECK # 5134							
03/28/19	Employee	MARTHA MENDEZ-LAND	PAYROLL	March 28, 2019 Payroll Posting			$184.70
						Check Total	*$184.70*

CONCORDE ESTATES

Community Development District

Payment Register by Bank Account

For the Period from 3/1/19 to 3/31/19

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK #5135							
03/29/19	Vendor	CHURCHILL GROUP HOLDINGS	10111	3/19 POOL/SPA SERVICES	Contracts-Pools	001-534078-57201	$675.00
						Check Total	*$675.00*
CHECK #5136							
03/29/19	Vendor	EXERCISE SYSTEMS	0045305	INSTALL SWING ARM	Misc-Contingency	001-549900-57201	$210.00
						Check Total	*$210.00*
ACH #DD128							
03/12/19	Vendor	KUA	3/12/19-ACH	SERVICE FOR 1/17-2/15/19	Electricity - Rec Center	001-543040-53100	$867.09
03/12/19	Vendor	KUA	3/12/19-ACH	SERVICE FOR 1/17-2/15/19	Electricity - Streetlighting	001-543013-53100	$5,509.69
03/12/19	Vendor	KUA	3/12/19-ACH	SERVICE FOR 1/17-2/15/19	Electricity - General	001-543006-53100	$1,158.92
						ACH Total	*$7,535.70*
ACH #DD129							
03/14/19	Vendor	TOHO WATER AUTHORITY	021419-ACH	SERVICE FOR 1/15-2/14/19	Utiltiy-Water	001-543018-53601	$13,677.69
						ACH Total	*$13,677.69*
ACH #DD131							
03/29/19	Vendor	KUA	3/11/19-ACH	STREET LIGHTING ELEC 3/11	Electricity - Streetlighting	001-543013-53100	$4,295.07
						ACH Total	*$4,295.07*
						Account Total	**$79,521.82**

BANK UNITED MMA - (ACCT#XXXXX6402)

CHECK #628							
03/08/19	Vendor	CONCORDE ESTATES CDD	030419	TRFR BU MMA TO CKING	Cash with Fiscal Agent	103000	$90,000.00
						Check Total	*$90,000.00*
						Account Total	**$90,000.00**

Total Amount Paid	**$169,521.82**

Notes to the Financial Statements
March 31, 2019

Financial Overview / Highlights

- Assessments receivable includes assessments due from Avex Homes.
- Revenue Bonds Payable-Current represents series 2004 and 2011B matured principal and accrued interest.

Variance Analysis

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
Expenditures				
Administrative				
FICA Taxes	$0	$367		Payroll taxes
ProfServ-Legal Services	$13,000	$14,609	112%	Young Qualls provides general matter services including assessment collection matters from Avex Homes.
ProfServ-Special Assessment	$0	$5,250		Special assessment roll services for FY 2019 provided by Rizzetta.
ProfServ-Trustee Fees	$10,000	$11,317	113%	Series 2011 and 2017 trustee services provided by U.S. Bank.
Insurance-General Liability	$3,025	$5,750	190%	EGIS general liability and public officials
Legal Advertising	$1,800	$1,074	60%	Orlando Sentinal meeting and rfp notifications.
Miscellaneous-Assessment Collection Cost	$0	$11,974		Tax collector commission withheld from assessment distributions.
Water-Sewer Comb Services				
Utility-Water	$110,000	$58,982	54%	Water utility services provided by TOHO.
Flood Control/Stormwater Mgmt				
R&M-Aquascaping	$6,312	$4,512	71%	Includes monthly aquatic maintenance by Sitex Aquatics.
R&M-Lake and Pond Bank	$5,000	$7,495	150%	Includes stormwater maintenance.
Other Physical Environment				
R&M-Irrigation	$3,500	$10,317	295%	Various irrigation repairs by Duval Landscape
Parks and Recreation				
Telephone/Fax/Internet Services	$2,500	$1,504	60%	CenturyLink
R&M-Pools	$5,000	$2,716	54%	Pool chemicals and repairs.
R&M-Pressure Washing	$500	$4,100	820%	Pressure washing services provided by Inframark.
TV-Cable or Dish	$852	$459	54%	Direct TV group, Inc.
Office Supplies	$350	$757	216%	Inframark reimbursement
Clubhouse Cleaning Service G&A	$750	$1,206	216%	Amenity cleaning services provided by Cleanwel, Inc. and cleaning supplies.

7Aiii.

Financial Report

September 30, 2018

Concorde Estates Community Development District

McDirmit Davis
Certified Public Accountants and Advisors

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

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MCDIRMIT DAVIS
CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Concorde Estates Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the Concorde Estates Community Development District (the "District") as of and for the year ended September 30, 2018, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

MCDIRMIT DAVIS & COMPANY, LLC
934 N. MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803
T: 407-843-5406 | F: 407-649-9339 | WWW.MCDIRMITDAVIS.COM

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund, as of September 30, 2018, and the respective changes in financial position thereof, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2019 on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDermit Davis & Company, LLC

Orlando, Florida
March 28, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of the *Concorde Estates Community Development District's*, (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2018 by $11,396,719, an increase in the deficit of $885,995 in comparison with the prior year.
- At September 30, 2018, the District's governmental funds reported a total fund balance deficit of $8,843,727, an increase in the deficit of $3,562,529 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Concorde Estates Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

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

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, culture and recreation, and public safety related functions.

Fund Financial Statements

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

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

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

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund and debt service fund. The general fund and debt service fund are considered to be major funds.

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

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was $(11,396,719) at September 30, 2018. The analysis that follows focuses on the net position of the District's governmental activities.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Government-Wide Financial Analysis (Continued):

Concorde Estates Community Development District
Statement of Net Position

	September 30, 2018	September 30, 2017
Assets, excluding capital assets	$ 1,838,804	$ 1,923,986
Capital Assets, net of depreciation	9,695,676	10,024,799
Total assets	11,534,480	11,948,785
Liabilities, excluding long-term liabilities	10,956,258	7,511,376
Long-term Liabilities	11,974,941	14,948,133
Total liabilities	22,931,199	22,459,509
Net Position:		
Net investment in capital assets	(569,077)	(218,622)
Unrestricted	(10,827,642)	(10,292,102)
Total net position	$ (11,396,719)	$ (10,510,724)

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2018 and 2017.

Changes in Net Position
Year ended September 30,

	2018	2017
Revenues:		
Program revenues	$ 1,382,276	$ 1,377,295
General revenues	11,074	8,708
Total revenues	1,393,350	1,386,003
Expenses:		
General government	130,833	111,417
Physical environment	1,076,771	742,421
Culture and recreation	106,512	162,132
Public safety	4,763	17,096
Interest on long-term debt	960,466	1,020,170
Total expenses	2,279,345	2,053,236
Change in net position	(885,995)	(667,233)
Net position - beginning	(10,510,724)	(9,843,491)
Net position - ending	$ (11,396,719)	$ (10,510,724)

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2018 was $2,279,345. The majority of these costs are interest on long term debt and physical environment expense.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2018, the District's governmental funds reported a combined ending fund deficit of $(8,843,727). Of this total, $11,410 is nonspendable, $118,498 is assigned and the remaining fund deficit of $(8,973,635) is unassigned.

The fund balance in the general fund decreased because expenditures exceeded special assessments. The debt service fund balance decreased because the District is not collecting enough debt service special assessments to service the bonds.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There was one amendment to the September 30, 2018 general fund budget. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets - At September 30, 2018, the District had $9,695,676 invested in capital assets, net of accumulated depreciation. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt - At September 30, 2018, the District had $18,968,369 in bonds outstanding, including $6,993,428 of matured bonds payable and $351,187 of accreted interest. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Concorde Estates Community Development District's* Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

FINANCIAL STATEMENTS

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2018

	Governmental Activities
Assets:	
Cash	$ 1,121,063
Due from special purpose entity	62,462
Prepaid costs	5,939
Deposits	5,471
Restricted assets:	
Temporarily restricted investments	643,869
Capital assets:	
Capital assets not being depreciated	6,374,961
Capital assets being depreciated, net	3,320,715
Total assets	11,534,480
Liabilities:	
Accounts payable and accrued expenses	130,186
Due to developers	-
Matured bonds payable	6,919,930
Matured interest payable	3,604,581
Accrued interest payable	301,561
Noncurrent liabilities:	
Due within one year	205,000
Due in more than one year	11,769,941
Total liabilities	22,931,199
Net Position:	
Net investment in capital assets	(569,077)
Unrestricted	(10,827,642)
Total net position	$ (11,396,719)

The accompanying Notes to Financial Statements are an integral part of this statement.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES

Year Ended September 30, 2018

Functions/Programs	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Governmental Activities:				
General government	$ 130,833	$ 76,290	$ -	$ (54,543)
Physical environment	1,076,771	608,272	-	(468,499)
Culture and recreation	106,512	81,710	-	(24,802)
Public safety	4,763	2,777	-	(1,986)
Interest on long-term debt	960,466	605,933	7,294	(347,239)
Total governmental activities	$ 2,279,345	$ 1,374,982	$ 7,294	(897,069)
General Revenues:				
Investment and miscellaneous income				11,074
Change in net position				(885,995)
Net Position - beginning				(10,510,724)
Net Position - ending				$ (11,396,719)

The accompanying Notes to Financial Statements are an integral part of this statement.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET
GOVERNMENTAL FUNDS

September 30, 2018

	General	Debt Service	Total Governmental Funds
Assets:			
Cash	$ 1,121,063	$ -	$ 1,121,063
Investments	-	643,869	643,869
Assessments receivable	49,906	5,570	55,476
Accounts receivable	6,986	-	6,986
Prepaid costs	5,939	-	5,939
Deposits	5,471	-	5,471
Total assets	$ 1,189,365	$ 649,439	$ 1,838,804
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable and accrued expenses	$ 107,717	$ -	$ 107,717
Due to special purpose entity	-	22,469	22,469
Matured bonds payable	-	6,993,428	6,993,428
Matured interest payable	-	3,531,083	3,531,083
Total liabilities	107,717	10,546,980	10,654,697
Deferred Inflows of Resources:			
Unavailable revenue	27,834		27,834
Fund balances:			
Nonspendable	11,410	-	11,410
Assigned for subsequent year's expenditures	45,191	-	45,191
Assigned for capital reserves	73,307	-	73,307
Unassigned	923,906	(9,897,541)	(8,973,635)
Total fund balances	1,053,814	(9,897,541)	(8,843,727)
Total liabilities and fund balances	$ 1,189,365	$ 649,439	

Amounts reported for governmental activities in the statement of net position are different because:

Capital Assets used in Governmental Activities are not financial resources and therefore are not reported in the funds.		9,695,676
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds		27,834
Long-term Liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable	(301,561)	
Bonds payable	(11,974,941)	(12,276,502)
Net Position of Governmental Activities (page 7)		$ (11,396,719)

The accompanying Notes to Financial Statements are an integral part of this statement.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS

Year Ended September 30, 2018

	General	Debt Service	Total Governmental Funds
Revenues:			
Special assessments	$ 741,215	$ 523,845	$ 1,265,060
Special assessments - prepayments	-	82,088	82,088
Investment and miscellaneous income	11,074	7,294	18,368
Total revenues	752,289	613,227	1,365,516
Expenditures:			
Current:			
General government	130,833	-	130,833
Physical environment	758,934	-	758,934
Culture and recreation	95,226	-	95,226
Public safety	4,763	-	4,763
Debt Service:			
Interest	-	808,359	808,359
Principal	-	3,129,930	3,129,930
Total expenditures	989,756	3,938,289	4,928,045
Excess (Deficit) of Revenues Over Expenditures	(237,467)	(3,325,062)	(3,562,529)
Net change in fund balances	(237,467)	(3,325,062)	(3,562,529)
Fund Balances (Deficit) - beginning of year	1,291,281	(6,572,479)	(5,281,198)
Fund Balances (Deficit) - end of year	$ 1,053,814	$ (9,897,541)	$ (8,843,727)

The accompanying Notes to Financial Statements are an integral part of this statement.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

Year Ended September 30, 2018

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds (page 10)		$ (3,562,529)
Governmental funds report capital outlays as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activity.		(329,123)
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		
Repayment of bonds payable	190,000	
Matured bonds recorded as payable	2,939,930	3,129,930
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		27,834
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Change in accrued and accreted interest	(152,107)	(152,107)
Change in Net Position of Governmental Activities (page 8)		$ (885,995)

The accompanying Notes to Financial Statements are an integral part of this statement.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL - GENERAL FUND

Year Ended September 30, 2018

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special Assessments	$ 757,770	$ 757,770	$ 741,215	$ (16,555)
Investment and Miscellaneous Income	-	-	11,074	11,074
Total revenues	757,770	757,770	752,289	(5,481)
Expenditures:				
Current:				
General government	121,880	128,880	130,833	(1,953)
Physical environment	764,792	779,792	758,934	20,858
Culture and recreation	119,277	119,277	95,226	24,051
Public safety	16,362	16,362	4,763	11,599
Total expenditures	1,022,311	1,044,311	989,756	54,555
Net change in fund balance	(264,541)	(286,541)	(237,467)	49,074
Fund Balance - beginning of year	1,291,281	1,291,281	1,291,281	-
Fund Balance - end of year	$ 1,026,740	$ 1,004,740	$ 1,053,814	$ 49,074

The accompanying Notes to Financial Statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies:

Reporting Entity

The *Concorde Estates Community Development District*, (the "District") was established on November 3, 2003 by Osceola County Ordinance 03-33, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. All of the Supervisors are elected on an at large basis by qualified electors that reside within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. In a prior year, the Developer, D.R. Horton, Inc. ("Developer") deeded their property in lieu of foreclosure to Maxcy Development Group Holdings - Concorde Estates, Inc., a Special Purpose Entity ("SPE").

The Board has final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations (component units) for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. Management has determined that there are no entities considered to be component units of the District.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies (Continued):

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies (Continued):

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued):

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following governmental funds. The general fund and debt service fund are considered to be major funds:

General Fund - is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets - These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, Fair Value Measurement and Application. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Items - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):

Capital Assets - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Stormwater System	25
Landscaping	15
Parks and Rec	10-15
Building	30

Long Term Obligations - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

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

Deferred Outflows/Inflows of Resources - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category for the year ended September 30, 2018.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):

Deferred Outflows/Inflows of Resources (Continued) - In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category for the year ended September 30, 2018, unavailable revenue.

Net Position Flow Assumption - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):

Fund Balance Policies (Continued) - Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Other Disclosures

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

Note 2 - Stewardship, Compliance and Accountability:

A. Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

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

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.

2. A public hearing is conducted to obtain comments.

3. Prior to October 1, the budget is legally adopted by the District Board.

4. All budget changes must be approved by the District Board.

5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 2 - Stewardship, Compliance and Accountability (Continued):

B. Deficit Fund Balance

At September 30, 2018, the debt service fund had a fund balance deficit of $(9,897,541).

Note 3 - Deposits and Investments:

Deposits

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

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2018:

- Money market mutual funds of $642,389 are valued using Level 2 inputs.

The District's investment policies are governed by State Statutes and the District Trust Indentures. The District investment policy allows investments in any financial institution that is a qualified public depository of the State of Florida as identified by the State Treasurer, in accordance with Chapter 280 of the Florida Statutes. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 3 - Deposits and Investments (Continued):

Investments (Continued)

Investments made by the District at September 30, 2018 are summarized below. In accordance with GASB 31, investments are reported at fair value.

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
Fidelity Government Portfolio	$ 642,389	AAAm	36 days
US Bank Managed Money Market Fund	1,480	N/A	N/A
	$ 643,869		

Credit Risk:
The District's investment policy limits credit risk by restricting authorized investments to those described. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:
In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2018, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2018, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:
The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk:
The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 4 - Capital Assets:

Capital asset activity for the year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Land	$ 6,374,961	$ -	$ -	$ 6,374,961
Infrastructure Under Construction	500	-	(500)	-
Total Capital Assets Not Being Depreciated	6,375,461	-	(500)	6,374,961
Capital Assets Being Depreciated:				
Stormwater System	3,519,229	-	-	3,519,229
Landscaping	1,947,495	-	-	1,947,495
Parks & Rec	162,185	500	-	162,685
Buildings	1,417,057	-	-	1,417,057
Total Capital Assets Being Depreciated	7,045,966	500	-	7,046,466
Less Accumulated Depreciation for:				
Stormwater System	(1,524,998)	(140,769)	-	(1,665,767)
Landscaping	(1,352,427)	(129,833)	-	(1,482,260)
Parks & Rec	(42,927)	(11,286)	-	(54,213)
Buildings	(476,276)	(47,235)	-	(523,511)
Total Accumulated Depreciation	(3,396,628)	(329,123)	-	(3,725,751)
Total Capital Assets Being Depreciated, net	3,649,338	(328,623)	-	3,320,715
Governmental Activities Capital Assets, net	$ 10,024,799	$ (328,623)	$ (500)	$ 9,695,676

Depreciation expense of $317,837 was charged to physical environment expense, and $11,286 was charged to culture and recreation expense for 2018.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 5 - Long-Term Liabilities:

Capital Improvement Revenue Bonds Series 2004:

On March 19, 2004, the District issued $30,020,000 of Capital Improvement Revenue Bonds Series 2004 consisting of Series 2004A Bonds of $9,620,000 due on May 1, 2035 with a fixed interest rate of 5.85% and Series 2004B Bonds of $20,400,000 due on May 1, 2011 with a fixed interest rate of 5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is due semiannually on each May 1 and November 1. Principal on the Series 2004A Bonds is due annually commencing May 1, 2006 through May 1, 2035. Principal on the Series 2004B Bonds was due in one lump sum on May 1, 2011.

The Series 2004A Bonds are subject to redemption at the option of the District in whole or in part at any time on or after May 1, 2014 at a redemption price set forth in the Bond Indenture. The Series 2004B Bonds are not subject to optional redemption. The Series 2004A and Series 2004B Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Series 2004 Bonds were in default due to nonpayment of debt service. In July 2011, $11,591,511 of the Series 2004 Bonds was exchanged for Series 2011 Bonds. The unexchanged portion of the Series 2004 Bonds of $7,285,000 remains outstanding. As part of the restructuring, payment terms on the $3,305,000 unexchanged Series 2004A Bonds were changed so that all principal is due on May 1, 2035. Payment terms on the $3,980,000 unexchanged Series 2004B Bonds remains the same and all principal was due May 1, 2011. This amount was not paid and is recorded as matured bonds payable in the financial statements. As part of the restructure, there is no longer a debt service reserve requirement on the 2004 Bonds.

For the year ended September 30, 2018, no interest was paid on the Series 2004 Bonds. The current year interest due of $392,343 was accrued to matured interest payable. No special assessment revenue was pledged for the Series 2004 Bonds. Total principal and interest remaining on the Series 2004 Bonds as of September 30, 2018 is $13,903,909, including matured bonds payable of $3,980,000 and matured interest payable of $3,531,083.

The remaining unexchanged portion of the 2004 Bonds is subordinate to the Series 2011 Bonds. As a result of the restructuring, the Series 2004 Bonds are no longer secured by a lien on special assessment revenue because the assessment lien was transferred to secure the Series 2011 Bonds. The Series 2004 Bonds are payable solely from any remaining lot sale proceeds after payment of Series 2011B assessments, prepayments and SPE operating costs. After all lots have been sold and all proceeds applied, any remaining 2004 Bonds that are outstanding will be forgiven. In the current and prior years, the District continues to accrue interest expense on the 2004 Bonds to matured interest payable. The District does not accrue principal expense on the 2004A Bonds because they are no longer secured by assessments so the principal of $3,305,000 is considered due at maturity in 2035. The 2004B principal of $3,980,000 is reported as matured bonds payable.

Note 5 - Long-Term Liabilities (Continued):

Capital Improvement Revenue Bonds Series 2011:

As discussed previously, on July 15, 2011, the District issued $11,591,511 of Capital Improvement Revenue Bonds Series 2011 in exchange for an approximately equal amount of the outstanding Series 2004 Bonds. The exchange was as follows: $5,265,000 of Series 2004A Bonds and $6,330,000 of Series 2004B Bonds were exchanged for $4,145,000 of Series 2011A-1 Bonds, $2,294,445 of Series 2011A-2 Bonds and $5,152,066 of Series 2011B Bonds. A rounding difference of $3,489 resulted from this transaction.

The Series 2011A-1 Term Bonds are secured by special assessments on lots that had been sold. The assessment payments on these lots were current as of the restructuring date. The Series 2011A-1 Bonds have a fixed interest rate of 5.85% and are due on May 1, 2035. Interest is payable semiannually on each May 1 and November 1 and principal is payable annually commencing on May 1, 2012 through May 1, 2035. The Series 2011A-2 Convertible Capital Appreciation Bonds are secured by special assessments on unsold lots. The assessment payments on these lots were delinquent as of the restructuring date. The Series 2011A-2 Bonds have a fixed interest rate of 5.85% and are due on May 1, 2035. Interest accretes and is added to the Bond principal from the issuance date until the conversion date of May 1, 2013. On that date, the Bonds converted to Current Interest Bonds and interest payments became due semiannually on each May 1 and November 1, beginning on November 1, 2013. Annual principal payments begin May 1, 2014 through May 1, 2035. The Series 2011B Nonconvertible Capital Appreciation Bonds are secured by special assessments on the same lots as the 2011A-2 Bonds. The Series 2011B Bonds have a fixed interest rate of 5% and were due on May 1, 2017. Interest accretes on these bonds and is added to the bond principal from the issuance date until the maturity date of May 1, 2017, when the entire principal and accreted interest is due. During the prior year, the maturity date was extended to November 1, 2017.

The Series 2011A Bonds are subject to redemption at the option of the District, in whole or in part at any time on or after May 1, 2014 at a redemption price as set forth in the Bond Indenture. These Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

In November 2017, $2,871,820 of the Series 2011B Bonds were exchanged for Series 2017B Bonds. The unexchanged portion of the Series 2011B Bonds of $2,939,930 remains outstanding. As part of the restructuring, payment terms on the $2,939,930 unexchanged Series 2011B Bonds were unchanged so that all principal was due on November 1, 2017. This amount was not paid and is recorded as matured bonds payable in the financial statements.

The Series 2011B Bonds are not subject to redemption at the option of the District. These Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in reserve accounts to meet the debt service reserve requirement as defined in the Indenture. The requirement has been met at September 30, 2018.

Note 5 - Long-Term Liabilities (Continued):

Capital Improvement Revenue Bonds Series 2011 (Continued):

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to 1) collect special assessments in annual installments adequate to provide payment of debt service and 2) to meet the reserve requirements. Payment of the principal and interest on the Series 2011 Bonds is secured by a pledge of and first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

Total principal and interest remaining on the Series 2011 Bonds as of September 30, 2018 is $11,886,127, including $3,013,428 of matured bonds and interest payable. For the year ended September 30, 2018, $182,616 of principal and interest was paid and $605,933 of special assessment revenue was pledged.

Capital Improvement Revenue Refunding Bonds Series 2017B:

As discussed previously, on November 1, 2017, the District issued $2,871,820 of Capital Improvement Revenue Bonds Series 2017 (Capital Appreciation Bonds) in exchange for an approximately equal amount of the outstanding Series 2011B Bonds.

The Series 2017B Nonconvertible Capital Appreciation Bonds are secured by special assessments on the Repositioned Land. The Series 2017B Bonds have a fixed interest rate of 5% and are due on November 1, 2027. Interest accretes on these bonds and is added to the bond principal from the issuance date until the maturity date of November 1, 2027, when the entire principal and accreted interest is due.

The Series 2017B Bonds are not subject to optional redemption prior to maturity. These Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in reserve accounts to meet the debt service reserve requirement as defined in the Indenture. The requirement has been met at September 30, 2018.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to 1) collect special assessments in annual installments adequate to provide payment of debt service and 2) to meet the reserve requirements. Payment of the principal and interest on the Series 2017B Bonds is secured by a pledge of and first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

Total principal and interest remaining on the Series 2011 Bonds as of September 30, 2018 is $4,705,000. For the year ended September 30, 2018, no principal and interest was paid and no special assessment revenue was pledged.

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 5 - Long-Term Liabilities (Continued):

Bonds payable activity for the year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Bonds Payable:					
Series 2004 A	$ 3,305,000	$ -	$ -	$ 3,305,000	$ -
Series 2011A-1	3,565,000	-	(115,000)	3,450,000	125,000
Series 2011A-2	2,064,550	-	(67,616)	1,996,934	72,124
Series 2011B (Revised)	4,116,541	-	(4,116,541)	-	-
Series 2017B	-	2,871,820	-	2,871,820	-
Total bonds payable	13,051,091	2,871,820	(4,299,157)	11,623,754	197,124
Accreted interest payable	1,897,042	156,738	(1,702,593)	351,187	7,876
Governmental activity long-term liabilities	$ 14,948,133	$ 3,028,558	$ (6,001,750)	$ 11,974,941	$ 205,000

At September 30, 2018, the scheduled debt service requirements on the bonds payable, excluding the matured bonds and interest payable, were as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2019	$ 197,124	$ 524,746
2020	206,632	512,754
2021	221,140	500,176
2022	230,647	486,721
2023	245,155	472,681
2024 - 2028	4,328,735	3,954,391
2029 - 2033	1,952,225	1,621,621
2034 - 2035	4,242,096	666,024
	$ 11,623,754	$ 8,739,114

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2018

Note 6 - Related Party Transactions:

The District recorded $64,761 of special assessment revenue from the SPE, including $28,576 in receivables at year end. This revenue represents 5% of total special assessment revenue.

Note 7 - Net Position:

The District has a government-wide net deficit of $(11,396,719) resulting from prior year conveyances of assets and nonpayment of assessments owed to the District.

Note 8 - Risk Management:

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

Note 9 - Special Purpose Entity:

In fiscal year 2012, the Trustee, on behalf of the bondholders, created a special purpose entity ("SPE"), Maxcy Development Group Holdings - Concorde Estates, Inc., to own, manage and dispose of land taken in lieu of foreclosure from the Developer and a significant landowner of the District. The District, Trustee and the SPE entered into a tri-party agreement whereby the SPE assumed responsibility for delinquent operating and maintenance assessments owed to the District and agreed to pay future operating and maintenance assessments. The Trustee has directed the District to temporarily defer collection of the debt service assessments encumbering the SPE property. These assessments will be held in abeyance until the District receives notice from the Trustee to the contrary. If funds are no longer available in the Trust Estate and another funding source has not been secured, the SPE may convey the property to the District (with the District's consent), the Trustee or another SPE.

Note 10 - Subsequent Events:

Interest payments due in November 1, 2018 on the Series 2004 and Series 2011 B Bonds were not paid.

COMPLIANCE SECTION

MCDIRMIT DAVIS
CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

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

To the Board of Supervisors
Concorde Estates Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Concorde Estates Community Development District (the "District") as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated March 28, 2019.

Internal Control Over Financial Reporting

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

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

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

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Compliance and Other Matters

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

We noted certain other matters that we reported to management of the District, in a separate letter dated March 28, 2019. The District's response to our findings identified in our audit is included in this report. We did not audit the District's response, and accordingly, we express no opinion on it.

Purpose of this Report

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

McDermit Davis & Company, LLC

Orlando, Florida
March 28, 2019

MCDIRMIT DAVIS
CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

MANAGEMENT COMMENTS

Board of Supervisors
Concorde Estates Community Development District

Report on the Financial Statements

We have audited the financial statements of the *Concorde Estates Community Development District* (the "District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated March 28, 2019.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards; and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated March 28, 2019, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report, except as noted below.

Tabulation of Uncorrected Audit Findings		
Current Year Finding #	2017-16 FY Finding #	2016-15 FY Finding #
13-01	13-01	13-01

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Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District met one of the conditions described in Section 218.503(1), Florida Statutes. This condition is described in Appendix A.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same. Deteriorating financial conditions were noted and are described in Appendix A.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

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

McDermit Davis & Company, LLC

Orlando, Florida
March 28, 2019

CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

APPENDIX A - FINANCIAL CONDITION ASSESSMENT

Year Ended September 30, 2018

13 - 01 - Financial Condition Assessment

The District's financial condition has deteriorated. In prior years, the Developer failed to pay debt service assessments, causing the District to be unable to pay certain debt service payments when due. An event of default was declared and the debt was subsequently restructured with the agreement of the bondholders. The restructured agreement requires no current payments and the District is now funded, however, the overall effect of these actions on the District's financial condition cannot be determined at this time.

MCDIRMIT DAVIS
CERTIFIED PUBLIC ACCOUNTANTS AND ADVISORS

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES

Board of Supervisors
Concorde Estates Community Development District

We have examined Concorde Estates Community Development District's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2018.

McDirmit Davis & Company, LLC

Orlando, Florida
March 28, 2019

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CONCORDE ESTATES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 210 N. University Drive, SUITE 702 · Coral Springs, FLORIDA 33071

3/29/19

Response to the Management Letter for the fiscal year ended September 30, 2018

Management Letter finding 13-01:
The auditor noted a deteriorating financial condition.

District response to the finding:
A portion of the Series 2004 Bonds were exchanged for Series 2011 Bonds. The remaining un-exchanged portion of the 2004 Bonds is subordinate to the Series 2011 Bonds. As a result of the restructuring, the Series 2004 Bonds are no longer secured by a lien on special assessment revenue because the assessment lien was transferred to secure the Series 2011 Bonds. The Series 2004 Bonds are payable solely from any remaining lot sale proceeds after payment of Series 2011B assessments, prepayments and SPE operating costs. After all lots have been sold and all proceeds applied, any remaining 2004 Bonds that are outstanding will be forgiven. In the current and prior years, the District continues to accrue interest expense on the 2004 Bonds to matured interest payable.

At the Board of Supervisors' meeting of January 24, 2018, following a public hearing, the Board adopted Resolution 2018-05 which approved the bifurcation of the Series 2011B Bonds and exchanged a portion with new Series 2017B Bonds. Pursuant to Resolution 2018-2, the Board determined that the bifurcation and exchange of the Series 2011B Bonds will facilitate the repositioning of the Series 2011B Bonds in a manner consistent with the development status of the respective portions of property securing the Exchanged Series 2011B Bonds and the Un-exchanged Series 2011B Bonds and will be in the best interest of the District by securing the future receipt of Assessments.

Alan Baldwin
Accounting Manager
Concorde Estates Community Development District