

## CONTRACT FOR GROUNDS MAINTENANCE SERVICE

This agreement made by and between **DHIC – South Creek, LLC**, Hereinafter referred to as the “Client”, and **Greenbriar Landscaping, Inc.**, hereinafter referred to as the “Contractor”.

The Parties referenced above herein desire to enter into this agreement to be governed by the following terms, conditions, and stipulations:

- 1). This Grounds Maintenance Agreement is for services to be provided by the Contractor for the Client at the following described property, hereinafter referred to as the “Project”:

### South Creek

- 2). The term of the agreement shall be for twelve (12) months, commencing on the 1st day of January, 2022 and terminating on the 31st day of December, 2022.
- 3). The Contractor agrees to provide the grounds maintenance services at the time and in the manner described in the “specifications” attached hereto and incorporated herein by reference. The Contractor shall not be held liable for any loss, damage, or delay caused by fire, civil or military authority, inclement weather, animals, vandalism, or any other causes beyond their control.
- 4). The Client shall pay the Contractor for services performed hereunder the total annual amount of \$91,086.90 payable over a period of twelve consecutive months as outlined in the attached ‘FEE SCHEDULE’. The Contractor shall provide the Client with a monthly invoice on the first day of each contractual service month representing the monthly installment due for that month. All invoices are due and payable upon receipt. Charges remaining unpaid after thirty (30) days of the billing date shall bear interest at the rate of one and one-half percent (1.5%) per month.
- 5). This contract shall automatically renew from the termination date stated in Paragraph #2 herein for a term equal to the term referred to herein. Either party may cause this contract NOT TO RENEW by mailing a “Letter of Intent” to the other party at least thirty (30) days prior to the ordinary termination date of this contract, by certified mail, stating that they do

not wish to renew the contract.

- 6). If the monthly installments due under this contract are intended to reflect an equal payment for the service provided for the full term of this contract, then the monthly installments do not necessarily reflect the actual costs of work performed for a given month. Upon the cancellation or termination of this contract by either party for any reason, or if the property is sold, the Contractor shall have the right to audit the contract and produce a final adjusted bill representing payment for services and materials actually delivered during the duration of the contract, less any previous payments. Payment of this invoice shall be made by the Client upon receipt.
- 7). During any active term, this contract may be canceled by either party by providing to the other a "Written Notice of Cancellation", delivered by certified mail. Notices received shall cause an effective final date of billable service of not less than thirty (30) days after the date of receipt. For the purposes of this provision, all notices will be sent to the addresses shown at the bottom of this contract.
- 8). The Contractor will carry \$1,000,000 in worker's compensation insurance and public liability and property damage insurance at all times. Upon request, the Contractor shall supply the Client with a Certificate of Insurance.
- 9). The parties agree that each of the provisions stated herein shall be severable and the unenforceability of one shall not affect the enforcement of others. This contract shall be construed under and in accordance with the Laws of the State of Florida. All actions and disputes shall be brought in the proper court of venue, which shall be Orange County, Florida. In the event of default by the Client, the Contractor shall be entitled to recover all costs of collection, including but not limited to: collection agency fees, court costs, filing fees, service fees, and reasonable Attorney fees.
- 10). This is the only agreement between the parties with respect to the project referenced herein. All other previous agreements, orally or in writing, are hereby revoked. Any changes, additions, or deletions to this contract, or any modifications to the scope of service to be rendered by the Contractor will only be binding if reduced to writing and signed by both parties. Work classified as "extras" will be authorized in writing by the Client and will have no effect on their terms and conditions of this contract.
- 11). It is expressly understood and agreed that Contractor shall assume no responsibility or liability for personal injury or property damage arising out of or resulting, directly or indirectly, from the accumulation of water, falling limbs, leaves or other debris on walkways, sidewalks, curbs and other paved surfaces between scheduled visits by maintenance crews. Contractor agrees to reimburse Client for damages by Contractor to

personal and/or real property due to Contractor’s negligence. Reimbursement will occur when, and only when, the Client has taken the necessary steps to reasonably protect the structures and fixtures where damage will most likely occur. Notification of damage must be made promptly, in writing, to the Contractor. Opportunity for inspection and/or repair by the Contractor must occur before repairs are made by Client. In the event inspection/repair opportunity is not provided, Client agrees that Contractor shall be deemed NOT liable for any costs related to the damage.

12).The covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. The undersigned parties warrant that they are authorized representatives of their respective companies and have the requisite authority to bind their employer and/or principal.

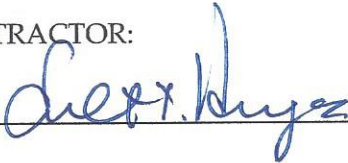
Executed this 4 day of 1, 2022

CLIENT:

By (x)	<b>Shaun</b>	Digitally signed
	<b>Hersko</b>	by Shaun
	<b>witz</b>	Herskowitz
Print Name		Date:
		2022.01.03
		17:08:56 -05'00'
Title		

DHIC – South Creek, LLC  
3060 Southcreek Blvd  
Orlando, FL 32824

CONTRACTOR:

By (x)	
	<b>Emmett T. Haag</b>
Print Name	
	<b>President</b>
Title	

Greenbriar Landscaping, Inc.  
14155 Tilden Road  
Winter Garden, Fl 34787



## SCOPE OF WORK

### South Creek

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary to keep the landscape in a continuous healthy, neat, clean and relatively weed and debris free condition for the entire life of the contract.

#### GENERAL SERVICES

##### A. Turf Maintenance

*Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they are begun. High traffic and high profile areas such as front doors and amenity areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. Mowing will not be performed during inclement weather and will be rescheduled as soon as weather and site conditions permit.*

##### 1. Mowing

- a. Prior to mowing, litter and debris will be removed from all landscape areas.
- b. Turf shall be mowed weekly during the growing season from March 15<sup>th</sup> through October 15<sup>th</sup> and as needed during the non-growing season from October 15<sup>th</sup> through March 15<sup>th</sup>. Based on this schedule, it is estimated that the contractor will provide a minimum of 40 and a maximum of 42 mowing cycles per 12 month period on St. Augustine and Zoysia and 27 to 32 cuts on Bahia in the performance of this contract. The frequency of Bermuda mowing will be based on the level of service desired.
- c. Turf shall be cut with rotary mowers to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
- d. Mowing height for St. Augustine and Bahia turf will be set at 3 ½" to 4". Mowing height for Zoysia and Bermuda will be 1 ½" to 2 ½". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting.
- e. Visible clippings that may be left following mowing operations shall be removed from the turf each visit. Contractor will make every effort to discharge grass clippings away from beds, tree rings or maintenance strips.
- f. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractor's mowing equipment will result in the replacement of damaged material at the contractor's cost.

## 2. Edging

Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf from the above mentioned borders by use of a mechanical edger. String trimmers will not be used for this function.

## 3. String Trimming

- a. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same height as the mowing operation.
- b. Under no circumstances will it be an acceptable practice to string trim bed edges or small turf areas that may be cut utilizing a small walk behind mower.
- c. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the owner or the owner's representative.

## 4. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces.

# B. DETAIL

*Detailing of planted areas will be performed weekly in a sectional method, each section representing one-fourth of the entire property. Based on four sections, the contractor will completely detail the entire property once every four weeks. The exception will be amenity or high profile areas. These are focal areas and as such will be included in each detail section to provide weekly attention.*

## 1. Pruning

- a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
- b. Only staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning using only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Power shears will only be used on formal hedges where the previous practice was to shear.

- c. Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor will propose an AWA or "Additional Work Authorization" and acquire approval prior to performing the work. The branching height of trees shall be raised for the following reasons only:
  - Provide clearance for pedestrians, vehicles, mowers and buildings.
  - Maintain clearance from shrubs in bed areas.
  - Improve visibility in parking lots and around entries.
- d. Prune trees includes removing weak branching patterns and providing corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark. The use of pruning paint is not an acceptable horticultural practice.
- e. Prune all shrubbery in accordance with the architectural intent as it relates to intended function and what is horticulturally correct for the variety.
- f. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
- g. Crape Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted.
- h. Pruning of all palms less than 12' CT in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.

## 2. Edging.

- a. Edging is defined as removal of unwanted vegetation along beds and tree saucers. Edges are to be perpendicular to the ground and care will be taken to maintain bed edges as designed in either straight or curvilinear lines.
- b. Only mechanical edgers will be used for this function. Use of string trimmers or non selective herbicides will not be allowed.



### 3. Weed Control

- a. Bed areas in the detail section are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand.
- b. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

## C. General

### 1. Policing

- a. Contractor will police the grounds daily or on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris or limbs greater than 2" in diameter which would be performed upon submittal and approval of an AWA.
- b. All litter shall be removed from the property and disposed of off-site.

### 2. Communication

- a. During each service visit, the contractor will communicate with the owner for any landscape issues requiring immediate attention.
- b. Contractor intends to perform monthly inspections of the property to insure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. It is the Contractor's desire that these inspections include the Account Manager as well as a representative of the property.

### 3. Staffing

- a. Contractor intends to perform maintenance on the property Monday through Friday. When inclement weather or other unforeseen circumstances prevent the completion of routine maintenance during this timeframe, Saturday work may be necessary to complete the weekly tasks. This will only be done with prior approval. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. When any of these holidays fall on a weekend day, the Contractor will observe an alternate day during the week immediately before or after the actual holiday.

**TURF CARE PROGRAM – ST. AUGUSTINE / ZOYSIA**

**A. Application Schedule**

<u>Month</u>	<u>Application</u>
March	Spring fertilization, broadleaf weed control, insect and disease control
May/June	Early summer fertilization, insect control and weed control
September	Late summer fertilization and insect/disease control
November	Fall fertilization and broadleaf weed/disease control

**B. Application Requirements**

1. Fertilization
  - a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 4 lbs of N/1000 square feet with a minimum of 30% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium.
  - b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
  - c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
  - d. Soils shall be tested at a reliable testing facility once per year to monitor for pH and chemical make up. The results will be provided to the owner or the owner's representative along with the contractor's recommendation as to any changes in the turf care program based on these results. Adjustments to the pH requiring applications of elemental Sulphur or Lime are not part of this agreement and will be proposed under an AWA.



2. Insect/Disease Control

- a. Proper irrigation is critical to dramatically reducing the potential for fungus/disease problems.
- b. With a full program, supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

3. Weed Control

- a. Weed control will be limited to the broadleaf variety and sedge type grasses under this program.
- b. Contractor shall alert owner or owner's representative of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses.

4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge if it is deemed to have been negligence on the Contractor's part. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor will employ whatever cultural practices can be reasonably performed to extend the life of the affected material. Additionally, if the Contractor does not control the irrigation system, it is the owner's responsibility to assure that the system is operating properly prior to any applications.

TREE/SHRUB CARE PROGRAM

A. Application Schedule

<u>Month</u>	<u>Application</u>
February	Spring fertilization and insect/disease control as needed
March/April	Insect/disease control as needed
May/June	Insect/disease control as needed
July/August	Insect/disease control as needed
October	Fall fertilization and insect / disease control as needed
December	Insect/disease control as needed

B. Application Requirements

1. Fertilization
  - a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected will be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH. Adjustments to the pH requiring applications of elemental Sulphur or Lime are not part of this agreement and will be proposed under an AWA.
  - b. Contractor will submit a schedule of materials to be used under this program. Annual program will include a minimum of 30% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
  - c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of plant material are met. If soil samples indicate a high ph, all fertilizers utilized will be Sulphur coated products.
  - d. This program covers all fertility requirements on all existing shrubs, trees and palms. All new or transplanted trees will require special consideration and are therefore excluded from this program.
  - e. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.
  - f. The irrigation system will be fully operational prior to any fertilizer application.

- g. Soils shall be tested at a reliable testing facility once per year to monitor for pH and chemical make up. The results will be provided to the owner or the owner's representative along with the contractor's recommendation as to any changes in the Tree/ Shrub care program based on these results.

## 2. Insect/ Disease Control

- a. Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied, All insect and disease infestations require follow-up applications for control and are included in this program.
- b. Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.
- c. This program covers all disease and Insect activity on all existing shrubs, trees and palms. All newly installed shrubs, trees, and palms will require special consideration and are therefore excluded from this program.
- d. Contractor will provide a copy of the license for the Certified Operator in charge of chemical applications for this property.

## 3. Specialty Palms

- a. Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Canary Island Date etc.), contractor will include in their proposed Tree / Shrub program a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.
- b. When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of palms and to de-water them as necessary.

## 3. Warranty

If a plant or tree dies from insect or disease damage while under this Tree/ Shrub Care Program, it will be replaced with one that is reasonably available. Exclusions to this warranty would be pre-existing conditions, nematodes, borers, locusts, Wax Myrtle trees and Wax Myrtle shrubs, Photinia, insects such as Asian Cycad Scale and diseases such as Verticillium Wilt that are untreatable with currently available chemicals, soil contamination, drainage problems and acts of God. In the event these conditions exist, the contractor will employ whatever cultural practices can be reasonably performed to extend the life of the affected material. Additionally, if the Contractor does not control the irrigation system, it is the owner's responsibility to assure that the system is operating properly prior to any applications.



## ANNUAL FLOWERS PROGRAM

### 1. Schedule

- a. All flower beds on the property will be changed four (4) times per year during the months of January, April, July and October.
- b. All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation.
- c. Contractor will obtain prior approval of plant selection from owner or owner's representative before installation if required.

### 2. Installation

- a. Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.
- b. Annually, if included and prior to the spring change out, existing soil will be amended to a depth of 4" in all annual beds with clean growing medium.
- c. All beds will be cleaned and hand or machine cultivated to a depth of 6" prior to the installation of new plants.
- e. A granular time-release fertilizer will be incorporated into the bedding soil at the time of installation.
- f. All beds will be covered with 1/2" layer of Pine Fines after planting.
- g. Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

### 3. Maintenance

- a. Flower beds will be reviewed daily or at each service visit for the following:
  - Removal of all litter and debris.
  - Beds are to remain weed – free at all times.
  - All declining blooms are to be removed immediately.
  - Inspect for the presence of insect or disease activity and treat immediately.

### 4. Warranty

Any bedding plant that dies during the 90 warranty period due to insect damage, disease or over or under watering, will be replaced at the Contractor's expense, unless the Contractor does not control the irrigation. Exclusions to this warranty would be freeze, theft, or vandalism or any other condition beyond the control of the Contractor.

## MULCH INSTALLATION

### 1. Schedule

- a. Bed dressing will be replenished in all bed areas in the month of February.
- b. Application will be completed within a three week time period.

### 2. Installation

- a. Prior to application, areas will be prepared by removing all foreign debris and accumulated much material and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place.
- b. Bed dressing will be installed in weed free beds that have been properly edged and prepared.
- c. Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the Owner or Owner's representative.
- d. A summary of shipping tickets or invoices for products or subcontract services will be submitted prior to requesting payment for this work if requested.

## PALM TRIMMING

1. Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Canary Island Date, etc.) in excess of 12' CT will be trimmed in August / September. All vegetation will be removed from their trunk and nut and loose or excessive boots will be removed and/ or cross cut during this process.
2. All palms less than 12' CT will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.
3. All palms in excess 12' CT will be trimmed once per year in the month(s) of August / September after the formation of seed stalks.
4. Trimming shall include removal of all dead fronds, loose boots and seed stalks.
5. Palms will be trimmed so that the lowest remaining fronds are parallel to the ground. "Hurricane" cuts are injurious to the tree and will only be done at the direction of the owner or owner's Representative.
6. When trimming, the fronds will be cut close to the trunk so as not to leave any unsightly "stubs".



## IRRIGATION MAINTENANCE

### A. Frequency of Service

1. Contractor will perform the following itemized services under "Specifications" on a monthly basis during the same week(s) each month.

### B. Specifications

1. Activate each zone of the system
2. Visually check for any damaged heads not functioning properly.
3. Clean, straighten or adjust any heads not functioning properly.
4. Report any valve or valve box that may be damaged in any way.
5. Leave areas in which repairs or adjustments are made free of debris.
6. Adjust controller to the watering needs as dictated by weather conditions and seasonal requirements including adjusting of rain sensor.
7. Contractor will provide a written report of the findings by zone.

### C. Qualifying Statements

1. Repairs
  - a. Repairs that become necessary and that are over and above the routine maintenance contract will be done on a time and materials basis. Contractor has pre-approved authorization to make irrigation repairs up to \$500.00. Above this amount, request for authorization must be submitted to the Owner for approval, unless it is an apparent emergency that effects vehicle or pedestrian access. A description of the problem, its location and estimated cost will be included.
2. Service Calls
  - a. Service Calls required between scheduled visits will be billed on a time and material basis.
  - b. When not an emergency, request for authorization will be submitted in written form to the Owner for approval. A description of the problem, its location and estimated cost will be included.
3. Contractor will pay special attention during irrigation maintenance inspections (IMC) to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows or parking area.
4. Contractor will visually inspect irrigation system weekly while performing routine maintenance. Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts), will be repaired at no charge to the owner within 24 hours of being detected.
5. Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.
6. Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.
7. Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Fee Summary - 12/21/2021 - DHIC - South Creek, LLC.

Contractor: Greenbriar Landscape  
Address: 14155 Tilden Rd  
Winter Garden, FL 34787  
Phone: 407-877-7990  
Fax: 407-877-3955  
Contact: Seth Britton

		Dates: 1/1/2022 through 12/31/2022												
		2022 JAN	2022 FEB	2022 MAR	2022 APRIL	2022 MAY	2022 JUN	2022 JUL	2022 AUG	2022 SEP	2022 OCT	2022 NOV	2022 DEC	TOTAL
General Services		5,879.79	5,879.79	5,879.79	5,879.79	5,879.79	5,879.79	5,879.79	5,879.79	5,879.79	5,879.79	5,879.79	5,879.79	70,557.50
Turf Care St. Augustine			880.00			880.00			880.00			880.00		3,520.00
Turf Care Bahia, Irrigated Only				672.00										672.00
TURF CARE Zoysia				108.00		108.00		108.00		108.00		108.00		540.00
Tree / Shrub Care				1,278.08						1,278.08				2,556.15
Bedding Plants					1,443.75 825.00			1,443.75 825.00			1,443.75 825.00			4,331.25
Irrigation Maintenance		742.50	742.50	742.50	742.50	742.50	742.50	742.50	742.50	742.50	742.50	742.50	742.50	8,910.00
Number of Zones		54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	54.00	
TOTAL FEE PER MONTH		6,622.29	7,502.29	8,680.37	8,066.04	7,610.29	6,622.29	8,174.04	7,502.29	8,008.37	8,066.04	7,610.29	6,622.29	91,086.90

TOTAL CONTRACT			\$	91,086.90
ASCEND SOUTH CREEK				
January - 45%	DESCRIPTION	%	VALUE	
	LAKE PARK	10.00%	9,108.69	
	MAIN ENTRANCE	15.00%	13,663.04	
	CLUBHOUSE	10.00%	9,108.69	
	POOL AND KIOSK AREA	5.00%	4,554.35	
	BUILDING 5	5.00%	4,554.35	
	BUILDING 1	7.50%	6,831.52	
	BUILDING 2	7.50%	6,831.52	
	BUILDING 3	5.00%	4,554.35	
March - 72.5%	BUILDING 4	7.50%	6,831.52	
	BUILDING 6	7.50%	6,831.52	
April - 85%	BUILDING 7	5.00%	4,554.35	
	BUILDING 9	5.00%	4,554.35	
May - 95%	BUILDING 10	5.00%	4,554.35	
	BUILDING 8	5.00%	4,554.35	
June-Dec - 100%		100.00%	\$	91,086.90