

Oak Creek Community Development District

Board of Supervisors

- | | |
|---|---|
| <input type="checkbox"/> David Gerald, Chairman | <input type="checkbox"/> Mark Vega, District Manager |
| <input type="checkbox"/> Lisa Vaile, Vice Chairman | <input type="checkbox"/> Vivek Babbar, District Counsel |
| <input type="checkbox"/> Ryan Gilbertsen, Assistant Secretary | <input type="checkbox"/> Robert Dvorak, District Engineer |
| <input type="checkbox"/> Michael Rudman, Assistant Secretary | |
| <input type="checkbox"/> Sam Watson, Assistant Secretary | |

Meeting Agenda January 15, 2024 – 6:00 P.M.

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Audience Comments (3) minute time limit**
4. **Consent Agenda**
 - A. Acceptance of the Financial Report [Page 2]
5. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Discussion of Mulch Installation [Page 16]
 - D. Aquatics Report
 - i. November and December 2023 Report
 - ii. Midge Fly Inspection November and December 2023 Report
6. **Old Business**
7. **New Business**
8. **Supervisor Requests and Comments**
9. **Adjournment**

Next Meeting March 18, 2024

**Meeting Location:
5827 Dean Dairy Road
Zephyrhills, FL 33541**

www.oakcreekcdd.org

**Oak Creek
Community Development District**

Financial Report

December 31, 2023

Prepared by:



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FINANCIAL STATEMENTS

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**Oak Creek
Community Development District**

Financial Statements

(Unaudited)

December 31, 2023

OAK CREEK

Community Development District

Governmental Funds**Balance Sheet**
December 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2015 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 1,301,710	\$ -	\$ 1,301,710
Due From Other Funds	-	397,505	397,505
Investments:			
Money Market Account	94,114	-	94,114
Acquisition & Construction Account	-	8,125	8,125
Escrow A	-	20	20
Prepayment Fund (A-2)	-	4,144	4,144
Reserve Fund (A-1)	-	153,927	153,927
Reserve Fund (A-2)	-	51,789	51,789
Revenue Fund A	-	100,201	100,201
Sinking Fund (A-1)	-	56	56
Sinking Fund (A-2)	-	16	16
Prepaid Items	6,800	-	6,800
Deposits	4,600	-	4,600
TOTAL ASSETS	\$ 1,407,224	\$ 715,783	\$ 2,123,007
<u>LIABILITIES</u>			
Accounts Payable	\$ 23,746	\$ -	\$ 23,746
Due To Other Funds	397,505	-	397,505
TOTAL LIABILITIES	421,251	-	421,251
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	6,800	-	6,800
Deposits	4,600	-	4,600
Restricted for:			
Debt Service	-	715,783	715,783
Assigned to:			
Operating Reserves	127,463	-	127,463
Reserves - Other	120,125	-	120,125
Unassigned:	726,985	-	726,985
TOTAL FUND BALANCES	\$ 985,973	\$ 715,783	\$ 1,701,756
TOTAL LIABILITIES & FUND BALANCES	\$ 1,407,224	\$ 715,783	\$ 2,123,007

OAK CREEK

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF YTD BUDGET	DEC-23 ACTUAL
REVENUES					
Interest - Investments	\$ 300	\$ 75	\$ 2,121	2828.00%	\$ 1,143
Interest - Tax Collector	100	5	-	0.00%	-
Special Assmnts- Tax Collector	598,231	573,623	575,272	100.29%	508,725
Special Assmnts- Discounts	(23,929)	(22,945)	(23,042)	100.42%	(20,271)
Access Cards	250	60	60	100.00%	-
TOTAL REVENUES	574,952	550,818	554,411	100.65%	489,597

EXPENDITURES**Administration**

P/R-Board of Supervisors	10,000	1,667	1,000	59.99%	1,000
FICA Taxes	765	128	77	60.16%	77
ProfServ-Arbitrage Rebate	600	-	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	1,000	0.00%	-
ProfServ-Engineering	30,000	7,500	8,610	114.80%	-
ProfServ-Legal Services	13,000	3,250	663	20.40%	114
ProfServ-Mgmt Consulting	47,533	11,883	11,883	100.00%	3,961
ProfServ-Property Appraiser	150	-	-	0.00%	-
ProfServ-Trustee Fees	3,233	3,233	3,610	111.66%	-
ProfServ-Web Site Maintenance	3,224	806	1,943	241.07%	98
Auditing Services	3,000	-	-	0.00%	-
Postage and Freight	200	50	33	66.00%	18
Telephone/Fax/Internet Services	-	-	36	0.00%	-
Rentals & Leases	500	125	-	0.00%	-
Insurance - General Liability	-	-	-	0.00%	-
Public Officials Insurance	3,000	3,000	3,712	123.73%	(11,355)
Printing and Binding	500	125	-	0.00%	-
Legal Advertising	1,000	250	-	0.00%	-
Misc-Assessment Collection Cost	11,965	11,473	11,890	103.63%	10,562
Misc-Contingency	50	50	25	50.00%	8
Office Supplies	125	31	-	0.00%	-
Annual District Filing Fee	175	175	175	100.00%	-
Total Administration	130,020	43,746	44,657	102.08%	4,483

Public Safety

Contracts-Security Services	3,696	924	1,634	176.84%	616
Total Public Safety	3,696	924	1,634	176.84%	616

Electric Utility Services

Electricity - Streetlights	24,200	6,050	324	5.36%	(1,915)
Utility Services	10,000	2,500	4,133	165.32%	3,979
R&M-Streetlights	-	-	3,868	0.00%	-
Total Electric Utility Services	34,200	8,550	8,325	97.37%	2,064

Garbage/Solid Waste Services

OAK CREEK

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF YTD BUDGET	DEC-23 ACTUAL
Utility - Refuse Removal	761	190	254	133.68%	127
Solid Waste Disposal Assessm.	825	825	958	116.12%	-
Total Garbage/Solid Waste Services	1,586	1,015	1,212	119.41%	127
<u>Water-Sewer Comb Services</u>					
Utility Services	11,000	2,750	1,251	45.49%	936
Total Water-Sewer Comb Services	11,000	2,750	1,251	45.49%	936
<u>Flood Control/Stormwater Mgmt</u>					
Contracts-Aquatic Control	24,660	6,165	6,534	105.99%	2,178
Stormwater Assessment	894	894	885	98.99%	-
R&M-Storm Water - Pond	8,000	2,000	8,599	429.95%	-
Total Flood Control/Stormwater Mgmt	33,554	9,059	16,018	176.82%	2,178
<u>Other Physical Environment</u>					
Contracts-Landscape	92,610	23,153	14,774	63.81%	7,387
Insurance - General Liability	-	-	-	0.00%	-
Liability/Property Insurance	9,176	9,176	11,355	123.75%	11,355
R&M-Entry Feature	11,390	2,847	-	0.00%	-
R&M-Irrigation	7,000	1,750	17,110	977.71%	1,150
R&M-Mulch	13,320	13,320	-	0.00%	-
R&M-Plant&Tree Replacement	20,000	-	-	0.00%	-
R&M-Dog Park	1,500	375	-	0.00%	-
Total Other Physical Environment	154,996	50,621	43,239	85.42%	19,892
<u>Capital Expenditures & Projects</u>					
Misc-Holiday Lighting	6,800	6,800	-	0.00%	-
Misc-Contingency	9,284	2,321	3,971	171.09%	3,971
Total Capital Expenditures & Projects	16,084	9,121	3,971	43.54%	3,971
<u>Road and Street Facilities</u>					
R&M-Bike Paths & Asphalt	1,200	300	-	0.00%	-
R&M-Parking Lots	1,200	300	-	0.00%	-
R&M-Sidewalks	15,000	3,750	-	0.00%	-
R&M-Pressure Washing	12,000	3,000	160	5.33%	160
Total Road and Street Facilities	29,400	7,350	160	2.18%	160
<u>Clubhouse, Parks and Recreation</u>					
ProfServ-Field Management	7,680	1,920	1,280	66.67%	640
Contracts-Mgmt Services	10,296	2,574	2,574	100.00%	858
Contracts-Pools	12,000	3,000	1,990	66.33%	-
Contractual Maint. Services	41,140	10,285	7,232	70.32%	1,953
Telephone/Fax/Internet Services	2,200	550	504	91.64%	192
R&M-Facility	2,500	625	2,451	392.16%	944
R&M-Pools	7,000	1,750	8,169	466.80%	1,036
R&M Basketball Courts	7,000	1,750	-	0.00%	-

OAK CREEK

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF YTD BUDGET	DEC-23 ACTUAL
R&M-Playground	1,000	250	-	0.00%	-
Op Supplies - General	4,500	1,125	-	0.00%	-
Total Clubhouse, Parks and Recreation	95,316	23,829	23,220	97.44%	4,643
Reserves					
Reserve - Other	65,100	-	-	0.00%	-
Total Reserves	65,100	-	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	574,952	156,965	147,454	93.94%	43,602
Excess (deficiency) of revenues Over (under) expenditures	-	393,853	406,959	103.33%	445,995
Net change in fund balance	\$ -	\$ 393,853	\$ 406,959	103.33%	\$ 445,995
FUND BALANCE, BEGINNING (OCT 1, 2023)	576,658	576,658	576,658		
FUND BALANCE, ENDING	\$ 576,658	\$ 970,511	\$ 983,617		

OAK CREEK

Community Development District

Series 2015 Debt Service Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF YTD BUDGET	DEC-23 ACTUAL
REVENUES					
Interest - Investments	\$ 25	\$ 6	\$ 2,391	39850.00%	\$ 1,001
Special Assmnts- Tax Collector	437,163	419,180	420,385	100.29%	371,755
Special Assmnts- Discounts	(17,487)	(16,768)	(16,838)	100.42%	(14,813)
TOTAL REVENUES	419,701	402,418	405,938	100.87%	357,943
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	8,743	8,383	8,689	103.65%	7,718
Total Administration	8,743	8,383	8,689	103.65%	7,718
Debt Service					
Principal Debt Retirement A-1	185,000	-	-	0.00%	-
Principal Debt Retirement A-2	55,000	-	-	0.00%	-
Interest Expense Series A-1	123,828	61,914	-	0.00%	-
Interest Expense Series A-2	45,675	22,838	-	0.00%	-
Total Debt Service	409,503	84,752	-	0.00%	-
TOTAL EXPENDITURES	418,246	93,135	8,689	9.33%	7,718
Excess (deficiency) of revenues Over (under) expenditures	1,455	309,283	397,249	128.44%	350,225
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	1,455	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	1,455	-	-	0.00%	-
Net change in fund balance	\$ 1,455	\$ 309,283	\$ 397,249	128.44%	\$ 350,225
FUND BALANCE, BEGINNING (OCT 1, 2023)	318,534	318,534	318,534		
FUND BALANCE, ENDING	\$ 319,989	\$ 627,817	\$ 715,783		

**Oak Creek
Community Development District**

Supporting Schedules

December 31, 2023

**Non-Ad Valorem Special Assessments - Pasco County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

					ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied FY 2024				\$ 1,035,393	\$ 598,231	\$ 437,163
Allocation %				100%	58%	42%
11/07/23	6,987.96	402.99	150.50	7,541.45	4,357.31	3,184.14
11/14/23	46,380.24	2,021.37	985.97	49,387.58	28,535.21	20,852.37
11/21/23	30,588.81	1,326.56	650.28	32,565.65	18,815.82	13,749.83
11/29/23	24,123.52	1,046.18	512.83	25,682.53	14,838.88	10,843.65
12/01/23	85,672.93	3,642.54	1,894.05	91,209.52	52,699.14	38,510.38
12/07/23	735,501.50	31,249.79	16,260.34	783,011.63	452,409.36	330,602.27
12/14/23	3,441.03	110.77	72.39	3,624.19	2,093.99	1,530.20
12/29/23	2,502.01	80.53	52.64	2,635.18	1,522.56	1,112.62
				-	-	-
				-	-	-
				-	-	-
				-	-	-
TOTAL	\$ 935,198	\$ 39,881	\$ 20,579	\$ 995,658	\$ 575,272	\$ 420,385
% COLLECTED				96%	96%	96%
TOTAL O/S				\$ 39,736	\$ 22,958	\$ 16,777

Cash and Investment Report
December 31, 2023

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
<u>GENERAL FUND</u>					
Checking Account - Operating	BankUnited	Checking	n/a	0.00%	\$1,138,175 (1)
Checking Account - Operating	Valley Bank	Interest Checking	n/a	5.25%	164,823 (2)
Public Funds Money Market	BankUnited	Money Market	n/a	4.50%	94,114
Subtotal-General Fund					\$1,397,112
<u>DEBT SERVICE FUND</u>					
Series 2015 Acquisition Fund	US Bank	Commercial Paper	n/a	5.35%	\$8,125
Series 2015 Escrow A	US Bank	Commercial Paper	n/a	5.35%	\$20
Series 2015 Prepayment A-2	US Bank	Commercial Paper	n/a	5.35%	4,144
Series 2015 Reserve Fund A-1	US Bank	Commercial Paper	n/a	5.35%	153,927
Series 2015 Reserve Fund A-2	US Bank	Commercial Paper	n/a	5.35%	51,978
Series 2015 Revenue Fund A	US Bank	Commercial Paper	n/a	5.35%	100,201
Series 2015 Sinking Fund A-1	US Bank	Commercial Paper	n/a	5.35%	56
Series 2015 Sinking Fund A-2	US Bank	Commercial Paper	n/a	5.35%	15
Subtotal-Debt Service Fund					\$318,465
Total - All Funds					\$1,715,577

(1) \$1K to be paid to US Bank in July.

(2) Amount transferred from Bank United in June - \$400K

Bank Account No. 0130 BankUnited GF
Statement No. 12-23
Statement Date 12/31/2023

Currency Code

G/L Balance (LCY)	1,146,981.81	Statement Balance	1,138,175.09
G/L Balance	1,146,981.81	Outstanding Deposits	14,061.01
Positive Adjustments	0.00		
		Subtotal	1,152,236.10
Subtotal	1,146,981.81	Outstanding Checks	5,254.35
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,146,981.81	Ending Balance	1,146,981.75
Difference	0.00		

Posting Date	Docume nt Type	Document No.	Account Type	Account No.	Description	Bal. Accou nt Type	Bal. Account No.	Amount	Cleared / Balance Amt.	Difference
11/6/2023	Payment	DD3767	G/L		Payment of Invoice 004897	G/L		161.94	0.00	161.94
11/30/2023	Payment	910	G/L		MIKE FASANO	G/L		884.64	0.00	884.64
11/30/2023	Payment	912	G/L		VICTOR ROBERT TROUY	G/L		1,506.92	0.00	1,506.92
12/6/2023	Payment	913	G/L		AQUA TRIANGLE 1 CORP	G/L		995.00	0.00	995.00
12/7/2023	Payment	921	G/L		SAMUEL E. WATSON, JR	G/L		184.70	0.00	184.70
12/19/2023	Payment	926	G/L		COMPLETE I.T. SERVICE &	G/L		97.65	0.00	97.65
12/27/2023	Payment	928	G/L		HEAT WAVE PRESSURE	G/L		160.00	0.00	160.00
12/27/2023	Payment	929	G/L		LANDSCAPE MAINTENANCE	G/L		1,150.00	0.00	1,150.00
12/27/2023	Payment	930	G/L		STRALEY & ROBIN	G/L		113.50	0.00	113.50
Total Outstanding Checks								5,254.35		

OAK CREEK

Community Development District

**Payment Register by Fund
For the Period from 12/01/23 to 12/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 913							
001	12/06/23	AQUA TRIANGLE 1 CORP	1131752	MONTHLY CLEANING SERVICES NOV23	Contracts-Pools	534078-57231	\$995.00
Check Total							\$995.00
CHECK # 914							
001	12/06/23	BLUE WATER AQUATICS, INC	30987	MIDGE FLY CONTROL MGMNT 11/28/23	Contracts-Aquatic Control	534067-53801	\$373.00
001	12/06/23	BLUE WATER AQUATICS, INC	30986	NOV 2023 POND/ WATERWAY TREATMENT	Contracts-Aquatic Control	534067-53801	\$1,805.00
Check Total							\$2,178.00
CHECK # 915							
001	12/06/23	INFRAMARK, LLC	104855	NOV '23 MGMNT SRVCS / RECORD STORAGE FEE	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,961.08
001	12/06/23	INFRAMARK, LLC	104855	NOV '23 MGMNT SRVCS / RECORD STORAGE FEE	Contracts-Mgmt Services	534001-57231	\$858.00
001	12/06/23	INFRAMARK, LLC	104855	NOV '23 MGMNT SRVCS / RECORD STORAGE FEE	Misc-Contingency	549900-51301	\$8.33
001	12/06/23	INFRAMARK, LLC	104855	NOV '23 MGMNT SRVCS / RECORD STORAGE FEE	ProfServ-Field Management	531016-57231	\$640.00
Check Total							\$5,467.41
CHECK # 916							
001	12/06/23	LANDSCAPE MAINTENANCE PROFESSIONALS	180181	DEC'23 MAINT/ ADDENDUM #1 & FUEL SURCH	Contracts-Landscape	534050-53908	\$7,386.75
Check Total							\$7,386.75
CHECK # 917							
001	12/06/23	BRLETIC DVORAK, INC	1282	ENGINEERING SRVCS 11/6-11/30/23	ProfServ-Engineering	531013-51501	\$4,900.00
Check Total							\$4,900.00
CHECK # 918							
001	12/06/23	INFRAMARK, LLC	105408	POSTAGE NOV23	Postage and Freight	541006-51301	\$8.82
Check Total							\$8.82
CHECK # 924							
001	12/12/23	AQUA TRIANGLE 1 CORP	123641	SPLIT ESCUTCHEON	R&M-Pools	546074-57231	\$40.95
Check Total							\$40.95
CHECK # 925							
001	12/12/23	SITE MASTERS OF FLORIDA, LLC	110923-1	STORMWATER MAINT 50% LEFT	R&M-Storm Water - Pond	546086-53801	\$4,100.00
Check Total							\$4,100.00
CHECK # 926							
001	12/19/23	COMPLETE I.T. SERVICE & SOLUTIONS	12277	GOOGLE SUBSCRIPTIONS (7)	ProfServ-Web Site Maintenance	531094-51301	\$97.65
Check Total							\$97.65
CHECK # 927							
001	12/19/23	VICTOR ROBERT TROUY BLACKBURN	OC121423	Poles and clamps for bottom dog park fence Bid	Services for poles and clamps for bottom dog park	549900-53918	\$3,970.98
Check Total							\$3,970.98
CHECK # 928							
001	12/27/23	HEAT WAVE PRESSURE WASHING LLC	3231	BENCHES CLEANING	R&M-Pressure Washing	546171-54101	\$160.00
Check Total							\$160.00
CHECK # 929							
001	12/27/23	LANDSCAPE MAINTENANCE PROFESSIONALS	180657	REPAIR & REPLACEMENT OF LOROPETALUM-RUBY	R&M-Irrigation	546041-53908	\$1,150.00
Check Total							\$1,150.00
CHECK # 930							
001	12/27/23	STRALEY & ROBIN	23927	LEGAL SERVICES THRU 12/08/23	ProfServ-Legal Services	531023-51401	\$113.50
Check Total							\$113.50

OAK CREEK

Community Development District

**Payment Register by Fund
For the Period from 12/01/23 to 12/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD3770							
001	12/07/23	PASCO COUNTY UTILITIES SERVICES BRANCH - ACH	120723ACH	SRV PRD 10/6-11/17/23	Utility Services	543063-53601	\$1,038.61
Check Total							\$1,038.61
CHECK # DD3776							
001	12/26/23	FRONTIER FLORIDA LLC - ACH	0823175-120123	SERVICE FROM DEC2023	Telephone/Fax/Internet Services	541009-57231	\$155.98
Check Total							\$155.98
CHECK # DD3777							
001	12/08/23	S2 HR SOLUTIONS 1C, LLC	202325-INIT	PAY PERIOD ENDING 12/02/23	415-202318	534378-57231	\$1,953.39
Check Total							\$1,953.39
CHECK # DD3778							
001	12/22/23	WASTE CONNECTIONS OF FLORIDA - ACH	1551577W426	JAN 24TRASH REMOVAL	Utility - Refuse Removal	543020-53401	\$63.42
Check Total							\$63.42
CHECK # 919							
001	12/07/23	LISA M. VAILE	PAYROLL	December 07, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 920							
001	12/07/23	MICHAEL RUDMAN	PAYROLL	December 07, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 921							
001	12/07/23	SAMUEL E. WATSON, JR	PAYROLL	December 07, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 922							
001	12/07/23	DAVID J. GERALD	PAYROLL	December 07, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # 923							
001	12/07/23	RYAN M. GILBERTSEN	PAYROLL	December 07, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
Fund Total							\$34,703.96

Total Checks Paid	\$34,703.96
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PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

Oak Creek CDD
c/o Inframark
210 N University Dr #702
Coral Springs, FL 33071

Date	11/30/2023
Estimate #	86837
LMP REPRESENTATIVE	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Propose to provide labor and material to install Pine bark mulch throughout the community. All debris associated with this project will be gathered and removed upon completion.			
Mulch - Pine Bark 333 CY	333	65.00	21,645.00

TERMS AND CONDITIONS:

TOTAL	\$21,645.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE