

Lake Management
Services, L.P.

August 5, 2022

Ms. Shannon Boogades
BellaVita at Green Tee HOA
c/o Inframark
2002 West Grand Parkway N. Ste. 100
Katy, TX 77449

Re: Job #419 - Y2023-25 Lake Management

Ms. Boogades:

Thank you for allowing Lake Management Services, L.P. to submit this proposal. We have performed a detailed review of the project and recommend the following monthly lake management schedule and scope of work for the duration of the contract described below:

SCOPE OF WORK

A. Water Quality Analyses

The following parameters will be tested one (1) time per month.

- | | |
|---------------------|----------------------|
| 1. pH | 6. Orthophosphates |
| 2. Total Alkalinity | 7. Ammonia Nitrogen |
| 3. Dissolved Oxygen | 8. Total Hardness |
| 4. Carbon Dioxide | 9. Water Temperature |
| 5. Copper | 10. Clarity |

In the event that additional analyses are required for parameters not listed above, testing will be billed separately should an outside, certified laboratory be needed to conform with EPA testing guidelines.

B. Lake Monitoring/Management

Monitoring for the items listed below will be performed one (1) time per month (Nov-Mar) and two (2) times per month (Apr-Oct).

1. Aquatic Vegetation Control
2. Mechanical Equipment Inspection
 - a. Fountains/waterfalls – Labor to inspect, clean and test.
 - b. Makeup Water – Inspect and test equipment. Monitor operation and record pumpage.
 - c. Fountain and waterfall lighting – Inspect, test, clean and monitor operation. Replace bulbs if needed (labor only).
3. Other Monitoring/Management Items
 - a. Removal of normal minor amounts of trash located within the water only.
 - b. Monitor watershed – outfall, bulkhead, erosion and sedimentation.

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The above referenced service will require up to 2.0 hours of onsite management per visit, one (1) time per month (Nov-Mar) and two (2) times per month (Apr-Oct). The proposed monthly fee for the Scope of Services is \$505.00 per month. Additional hours for site lake management not covered by the monthly service and requested by the Owner or its representative, will be billed at the rate of \$ 150.00 per hour plus a \$ 90.00 trip charge.

Because of factors such as water quality, weather, geographic location, lake design and/or urbanization, it could become necessary to deviate from the designated program. Any change(s) will be made in conjunction with the Owner or its representative and Lake Management Services, L.P. Any additional services, over and above the allocated onsite hours, provided to the Owner through Lake Management Services, L.P. will be billed as additional services consisting of hourly labor fees, supplies/parts and trip charges. These services include, but are not limited to, chemicals and applications, electrical services, repair and/or replacement of fountains, fish stocking and EPA testing or permitting pertaining to any Federal, State or Local Municipality. A list of these fees will be included in the final invoice for work completed. A detailed report of activities and data collected will accompany each monthly invoice Due Net 30 Days from the date of invoice. All past due invoices will be charged a late fee of 1 ½% monthly, 18% annually.

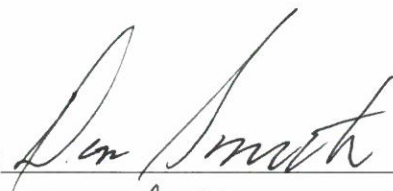
This Service agreement between Bella Vita at Green Tee HOA and Lake Management Services, L.P. shall be for a period of Three (3) Years beginning January 1, 2023 and ending December 31, 2025. Either party may terminate this agreement with 30 days written notice. Unless notified in writing by either party, this contract will remain in effect following the expiration date on a month to month basis.

THANKING YOU FOR THE OPPORTUNITY TO BE OF SERVICE, I remain.....

Sincerely yours,



Wade Griffith
Senior Vice President

Signed: 

Name: Don Smith

Title: President, Bellavita at Green Tee HOA

Date: 8/24/2022



Lake Management
Services, L.P.

08/05/22

Bella Vita at Green Tee
Annual Budget Review**
(Thru 7/31/22)

JOB # 419	Actual Jan'22-Jul'22	Projected Aug'22-Dec'22	Projected Totals	Y2022 Budget*	Projected Over/Under	Projected Y2023 Budget*
Fish	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Labor ***	0 1	150	150	500	350	500
Misc.	0	100	100	100	0	100
Repair	0 1	1,000	1,000	2,000	1,000	2,000
Chemical	3,358	2,500	5,858	7,500	1,642	7,500
Monthly Fee	<u>3,465</u>	<u>2,475</u>	<u>5,940</u>	<u>5,940</u>	<u>0</u>	<u>6,060</u> 2
TOTALS	\$ 6,823	\$ 6,225	\$ 13,048	\$ <u>16,040</u>	\$ 2,992	\$ <u>16,160</u>

NOTE: Does not include capital repairs, major repairs by others, utilities or sales tax

* Fish, Labor, Misc., Repair & Chemical are billed only as needed.

** Unless notified otherwise, we will operate from this proposed budget.

*** Labor for Extra Services, over and beyond Scope of Work

1 Does not include unbudgeted water well repair (\$9,054)

2 Year One of Three Year Agreement (Y2023, 24, 25)

Reserve Outlook:

(One) Otterbine Fountain is 9 years old in 2023
 (Three) Otterbine Fountains are under warranty...
 South unit replaced in 2021 (warranty thru 3/2026)
 West unit replaced in 2020 (warranty thru 1/2025)
 Upper pond unit replaced in 2020 (warranty thru 12/2025)