

**Quarterly Landscape Performance
Evaluation Summary
Quarter - 1 2026**



Mosaic Consulting, Inc.
23141 Arroyo Vista Street, Suite 210
Rancho Santa Margarita, CA 92688

North Region

Location	Turf	Orna-mentals	Trees	Irri-gation	Pest Control	Hard-scape	Drain-age	Sports Park	Tot-Lot Plygmd	Trash	Appear-ance	Trails	Score	Grade
TAL-N-02-TIERRA GRANDE CLUB	92.9%	66.7%	85.7%	80.0%	100.0%	75.0%	100.0%	N/A	N/A	N/A	N/A	N/A	84.4%	B
TAL-N-03-SALUDA VILLAGE	N/A	66.7%	85.7%	90.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.0%	B
TAL-N-08-ALORA	100.0%	58.3%	78.6%	80.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	81.3%	B
TAL-N-09-ALTA	100.0%	58.3%	85.7%	80.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-N-10-AMALFI	100.0%	66.7%	78.6%	80.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	85.9%	B
TAL-N-13-CAPRIZI	100.0%	50.0%	78.6%	90.0%	80.0%	100.0%	60.0%	N/A	N/A	N/A	N/A	N/A	79.7%	C
TAL-N-14-CAREYES	100.0%	66.7%	85.7%	90.0%	80.0%	75.0%	100.0%	N/A	N/A	N/A	N/A	N/A	85.9%	B
TAL-N-15-CARILLON	100.0%	58.3%	85.7%	80.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-N-16-CATANIA	100.0%	66.7%	78.6%	90.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	84.4%	B
TAL-N-17-CAZADERO	100.0%	58.3%	78.6%	90.0%	60.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	81.3%	B
TAL-N-18-ESCALA	100.0%	58.3%	71.4%	90.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	81.3%	B
TAL-N-20-ALTURA / LUCIA	100.0%	58.3%	78.6%	90.0%	80.0%	75.0%	80.0%	N/A	N/A	N/A	N/A	N/A	81.3%	B
TAL-N-21-MIRADOR	100.0%	58.3%	78.6%	90.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-N-28-PORTOMARIN	100.0%	58.3%	78.6%	90.0%	80.0%	75.0%	80.0%	N/A	N/A	N/A	N/A	N/A	81.3%	B
TAL-N-29-RAVENNA	100.0%	58.3%	78.6%	90.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-N-30-SABELLA	92.9%	66.7%	76.9%	90.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	85.7%	B
TAL-N-31-SAN LUCAR	100.0%	50.0%	78.6%	90.0%	80.0%	100.0%	60.0%	N/A	N/A	N/A	N/A	N/A	79.7%	C
TAL-N-33-SANSOL	100.0%	58.3%	78.6%	90.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-N-36-STELLA MARE	100.0%	58.3%	78.6%	90.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-N-40-VERANO	N/A	58.3%	85.7%	90.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	80.0%	B
TAL-N-41-VITTORIA	100.0%	58.3%	85.7%	80.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-N-43-AVE TALEGA (NORTH)	100.0%	50.0%	78.6%	80.0%	100.0%	100.0%	60.0%	N/A	N/A	N/A	N/A	N/A	79.7%	C
TAL-N-44-CAMINO VEINTO E&W	100.0%	58.3%	78.6%	80.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	81.3%	B
TAL-N-46-CALLE SALUDA	N/A	75.0%	78.6%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	88.0%	B
TAL-N-47-CAMINO TIERRA GRAND	100.0%	58.3%	78.6%	80.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	84.4%	B
TAL-N-49-AVE FRESAS	100.0%	58.3%	78.6%	80.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	84.4%	B
TAL-N-51-TALEGA LUCIA PASEO	100.0%	58.3%	78.6%	90.0%	80.0%	75.0%	80.0%	N/A	N/A	N/A	N/A	N/A	81.3%	B
North Region Overall:	99.4%	59.9%	80.1%	86.7%	84.4%	95.4%	83.0%	N/A	N/A	N/A	N/A	N/A	82.7%	
North Region Grade:	A	F	B	B	B	A	B	N/A	N/A	N/A	N/A	N/A	B	

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South Region

Location	Turf	Orna-mentals	Trees	Irri-gation	Pest Control	Hard-scape	Drain-age	Sports Park	Tot-Lot Plygmd	Trash	Appear-ance	Trails	Score	Grade
TAL-S-01-TMC VILLAGE CLUB	92.9%	75.0%	85.7%	80.0%	100.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	85.9%	B
TAL-S-04-TABARCO PARK	100.0%	58.3%	78.6%	90.0%	80.0%	100.0%	60.0%	N/A	N/A	N/A	N/A	N/A	81.3%	B
TAL-S-07-ALTEA PARK	100.0%	58.3%	85.7%	90.0%	80.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	85.9%	B
TAL-S-12-CANTABRIA	100.0%	58.3%	78.6%	80.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	81.3%	B
TAL-S-19-FARALLON RIDGE	100.0%	58.3%	78.6%	90.0%	80.0%	75.0%	80.0%	N/A	N/A	N/A	N/A	N/A	81.3%	B
TAL-S-22-MIRALESTE	100.0%	58.3%	78.6%	90.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-S-23-MONTELANO	100.0%	58.3%	78.6%	90.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-S-24-MONTEREY	100.0%	58.3%	78.6%	90.0%	100.0%	75.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-S-25-PACIFICA	100.0%	75.0%	85.7%	80.0%	80.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	87.5%	B
TAL-S-26-PACIFICA SUMMIT	100.0%	58.3%	78.6%	100.0%	80.0%	75.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-S-27-PORTOFINO	100.0%	58.3%	85.7%	80.0%	80.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	84.4%	B
TAL-S-32-SAN RAFAEL	100.0%	66.7%	71.4%	90.0%	100.0%	100.0%	60.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-S-34-SEASIDE	100.0%	58.3%	85.7%	80.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	82.8%	B
TAL-S-35-SOLANA	100.0%	58.3%	85.7%	90.0%	80.0%	75.0%	100.0%	N/A	N/A	N/A	N/A	N/A	84.4%	B
TAL-S-37-TERRA LINDA	100.0%	75.0%	85.7%	80.0%	80.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	87.5%	B
TAL-S-38-THE GALLERY	92.9%	66.7%	85.7%	90.0%	80.0%	100.0%	80.0%	N/A	N/A	N/A	N/A	N/A	84.4%	B
TAL-S-39-THE VILLAGE	100.0%	75.0%	78.6%	90.0%	80.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	87.5%	B
TAL-S-45-AVE VISTA HERMOSA	92.9%	75.0%	85.7%	90.0%	80.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	87.5%	B
TAL-S-48-CAMINO LE PERDRIZA	100.0%	58.3%	85.7%	90.0%	80.0%	75.0%	100.0%	N/A	N/A	N/A	N/A	N/A	84.4%	B
TAL-S-50-AVE PICO	100.0%	66.7%	85.7%	80.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	87.5%	B
TAL-S-52-AVE TALEGA (SOUTH)	100.0%	50.0%	92.9%	80.0%	80.0%	75.0%	80.0%	N/A	N/A	N/A	N/A	N/A	81.3%	B

South Region Overall:	99.0%	63.1%	82.7%	86.7%	83.8%	92.9%	86.7%	N/A	N/A	N/A	N/A	N/A	84.2%
South Region Grade:	A	D	B	B	B	A	B	N/A	N/A	N/A	N/A	N/A	B

Quarter - 1 2026 Cumulative Summary

Cumulative %:	99.2%	61.3%	81.2%	86.7%	84.2%	94.3%	84.6%	N/A	N/A	N/A	N/A	N/A	83.4%
Cumulative Grade:	A	D	B	B	B	A	B	N/A	N/A	N/A	N/A	N/A	B