

Parker Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, 407-723-5900, FAX 407-723-5901
www.parkerroadcdd.com

The rescheduled meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Thursday, July 31, 2025, at 4:00 p.m. at 11701 SW 30th Ave, Gainesville, FL 32608**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2536 634 0209

<https://pfmccd.webex.com/join/carvalhov>

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- **Public Comment Period** *[for any members of the public desiring to speak on any proposition before the Board]*
 1. Review of Candidates for Vacant Seat 5 (Term Expires 11/2028)
 2. Appointment of Board Member to Seat 5
 3. Consideration of **Resolution 2025-07, Electing Officers**

General Business Matters

4. Review of Proposals for Landscape Services RFP & Presentations by Responders
 - a. Lawn Enforcement Agency
 - b. United Land Services
5. Consideration of the Minutes of the:
 - a. June 20, 2025, Board of Supervisors' Meeting
 - b. July 9, 2025, Landscape RFP Response Opening Meeting
6. Consideration of **Resolution 2025-08, Amending Resolution 2025-06 Resetting the Date of the Public Hearing for the Adoption of the Fiscal Year 2026 Proposed Budget** [August 28, 2025]
7. Consideration of Cepra Proposal for Clean-up of Wooded Area
8. Consideration of NV5 Estimate for Pickleball Courts Project
9. Consideration of BSN Sports Quotation for Basketball Equipment Replacement
10. Consideration of HabiTech Systems Proposal for Audio System Update
11. Review of Project Cost Sheet
12. Discussion of Tennis Court Reservation Quota
13. Update on Dog Park Project
14. Update on POS System
15. Ratification of Payment Authorization Nos. 306 – 311
16. Review of District Financial Statements

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Field Manager's Report
 - Lifestyle Coordinator's Report
- Audience Comments
- Supervisors Requests

Adjournment



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Review of Candidates for Vacant Seat 5
(Term Expires 11/2028)

AMY NADLER SILVER

3126 SW 120TH Terrace
Gainesville, FL • 32608

CELL (914) 815-2602
E-MAIL anadler22@gmail.com

EDUCATION SYRACUSE UNIVERSITY

Martin J. Whitman School of Management
Bachelor of Science
Majors: Marketing and Supply Chain Management

August 2006 – May 2010

EXPERIENCE

KPMG LLP – *Manager, Account Operations*

October 2018 – Present

- Spearhead alliance operations supporting leadership and sales teams in managing a \$4B+ pipeline, identifying high-impact opportunities and driving strategic growth across priority platforms.
- Lead the design and implementation of enhancements to various dashboards, introducing predictive analytics and scenario modeling capabilities to improve sales forecasting and decision-making.
- Champion AI adoption across the Alliances team by leveraging Microsoft 365 Copilot, KPMG AdvisoryGPT, and custom AI agents to streamline operations, enhance reporting, and embed innovation into business development workflows.
- Oversee Salesforce dashboards and reporting infrastructure, integrating alliance filters and opportunity-level insights to enable real-time tracking of influenced bookings and sales velocity.
- Collaborate with firm leadership to distill complex data into actionable insights, supporting go-to-market strategies and aligning alliance objectives with service line interlocks.
- Direct the annual alliance target-setting process and lead firmwide influenced bookings reporting, ensuring accuracy, transparency, and alignment with strategic priorities.
- Partner with Industry Alliance Directors and Sales Leaders to develop industry-specific projections and account plans, leveraging data to inform strategic initiatives and drive market-aligned growth.
- Recognized for driving a culture of innovation, data fluency, and operational excellence through cross-functional collaboration and continuous process improvement.

KPMG LLP – *Senior Associate, Account Operations*

May 2014 – October 2018

- Review, analyze, and track Alliance pipeline to determine progress towards yearly goals
- Create and distribute newsletter alerts of key won deals throughout the global alliance
- Assist with the operational aspects of the Alliance team – including communications, reports, presentations, special projects and leadership requests
- Prepare and track data for quarterly business reviews – including individual industry and alliance-based offer results, pipeline data, action items, executive mapping and corrective actions needed
- Manage Business Development Fund process, coordinate and track the allocation and repayment of funds used for marketing events and development of tools
- Work as the operational liaison with the Global Alliance team to increase global collaboration

THOMSON REUTERS – *Associate, Strategic Alliances*

May 2011 – May 2014

STRENGTHS & SKILLS

- Strategic Pipeline Management
- Data Analysis & Reporting
- Innovation & AI Integration
- Leadership & Collaboration
- Strategic Planning

BRYLEIGH RAETHSTEIN

Gainesville, FL | (650) 810-6700 | queenbryleigh@raethstein.com

TALENTED IDENTITY MANAGEMENT LEAD

Access Control Strategist • IAM Program Manager • Principal IAM Engineer
Identity Governance • Access Management • Cybersecurity Operations • Project Management
Revitalized Deployment • Accelerated Implementation • Improved Systems • Guided Testing
Dual Citizen • IT Multiplayer Award • Get S%!T Done Award • Pride ERG Leader

WORK EXPERIENCE

Pure Storage, Santa Clara, CA

Feb 2024 - Apr 2025

Team Lead, Privileged Access Management

- Collaborated with SecEng to restart onboarding using stakeholder mapping, steadily driving broad consensus on strategic priorities and meticulously refining operating requirements.
- Lead team of consultants to dig into the details, identify issues with existing procedures, gaps in documentation, and accelerate BeyondTrust rollout.
- Coached team on best practices around document management, customer service, and on-call rotation requirements, participating in all work personally to lead by example.
- Pushed team to perform a comprehensive, incisive analysis to identify unmet support and onboarding gaps. Integrated risk management protocols and tracked backlog items in Jira.
- Partnered with the Security Architecture team to create a highly effective custom framework assessing PasswordSafe's capabilities against Pure's specific IT security requirements.
- Selected 8 top-tier PAM competitors including Arcon, Delinea, Okta, and One Identity for a rigorous peer evaluation, soliciting stakeholder input for a comprehensive use case matrix.
- Guided rigorous testing of each solution in a custom Active Directory Environment and collated comprehensive results into an actionable report. Authentication insights drove CISO approval for Okta Privileged Access as the new PAM solution.

Twitch Interactive, San Francisco, CA

May 2020 - Jan 2024

Senior Identity & Access Engineer

- Delivered next-gen device trust solutions, validating device posture for 2,800 accounts via Amazon Midway Identity Provider while reducing vulnerable MFA reliance.
- Brought on a 90-day contract; earned long-term role via proactive project execution.
- Modernized Twitch's Identity & Access Management systems by coordinating with vendors, selecting Okta, implementing Okta Lifecycle Management, and replacing outdated solutions.
- Lead team of three contractors to author comprehensive onboarding documentation for SaaS Service Providers at Twitch, successfully migrating 260 SaaS and on-prem Service Providers, including Google Workspace, Mode Analytics, Slack, Workday, and Salesforce utilizing RBAC, SCIM, SAML, and OpenID Connect (OIDC) to boost efficiency for 5,500 identities.
- Championed retirement of phishable MFA factors with Security to boost information security practices. Scripted tools, created videos, personally handled more than 200 incoming questions and points of feedback. Presented solution at All Hands to explain and reinforce security win.
- Co-led the LGBTQIA+ Employee Resource Group, fostering an inclusive culture and receiving both IT Multiplayer and Get Sh#! Done Awards for outstanding contributions.
- Collaborated with developers as the Subject Matter Expert on Employee Identity to build identity connections for internal applications using SAML, OIDC, and SSO technologies.

Authentic8, Inc., Redwood Shores, CA

May 2016 - Oct 2019

IT Manager / Enterprise Services Manager / Security Researcher

- Acted as SME for deployment of new Service Provider in 20,000-seat ADFS 4.0 Environment
- Designed and implemented 3 robust and comprehensive environments that accurately mirror client systems and facilitate the rapid diagnosis and resolution of faulty code.
- Developed full-access user interfaces as top SSO expert driving enterprise IAM program adoption for Microsoft Azure AD, Okta, OneLogin, Ping Identity, Oracle Access Manager, Duo utilizing SAML and OpenID Connect.
- Facilitated pre- and post-sale implementations while cultivating trusting relationships with clients from small VC firms to major US legal enterprises and government contractors.
- Researched emerging technologies to support Engineering and QA departments by identifying market needs and assessing competitive landscapes for new product development.
- Championed vendor partnerships to test evolving tech across vertical markets effectively.
- Regarded as the influential single point of contact for VIP customers during private previews of upcoming feature releases; flagged requests promptly to ensure rapid issue resolution.

Jazz Pharmaceuticals, Palo Alto, CA

June 2014 - June 2016

Manager, IT Infrastructure Operations

- Secured \$300,000 in annual savings and quality service by negotiating telecom contracts.
- Delivered seamless WebEx operations for 1,000+ participants across 7 sites in 6 countries.
- Enhanced communication efficiency for 1,200 employees by implementing robust standard telephone systems across Ireland, Italy, Germany, France, and multiple US offices.
- Attracted elite IT support talent to launch projects exceeding customer expectations.
- Educated international teams on pioneering conferencing solutions that substantially enhanced telepresence capabilities while boosting messaging effectiveness across the organization.
- Devised repeatable processes for the global deployment of unified communications as a service (UCAAS), ensuring flawless handoffs through comprehensive documentation and staff training.

Prior Experience: Applied Micro Circuits Corp, Compushare, FehI Safe Solutions, Clarke Consulting LLC

EDUCATION

Pacific Union College, Angwin, CA

Bachelor's Degree, Computer Science

TECHNOLOGIES & SKILLS

Technologies: Okta • One Identity • Ping Identity • PingFederate • Okta Privileged Access BeyondTrust • Delinea • OneLogin • Duo • LDAP • Amazon Midway Identity Provider • Microsoft Azure Active Directory • AD FS 3.0 • AD FS 4.0 • SSO • SSOEasy • Privileged Access Management (PAM) • RBAC • ABAC • LPA • SCIM • SAML • OpenID Connect • Cloud Computing

Skills: Identity & Access Management • Cybersecurity Best Practices • IAM Administration • Privileged Access Management • Vendor Management • Project Management • Stakeholder Engagement • Systems Integration • User Management • Authentication Protocols • Security Architecture • Risk Assessment • Technical Documentation • Client Relationship Management • Leadership • Teamwork • Communication • Problem Solving • Adaptability

Gary S. Gossman

2705 SW 120th DR
Gainesville, FL 32608
(352) 214-9070 (M)
ggossman89@gmail.com

Memberships: Board of Directors, Alachua Audubon Society
Audubon Florida
National Audubon Society
Cornell Lab of Ornithology
World Wildlife Foundation
Humane Society of the United States
American Society for the Prevention of Cruelty to Animals
American Heart Association
American Cancer society

Activities:
2025 – Present Director, UF College of Medicine Alumni Association
2024 – Present Director, Secretary/Treasurer, Oakmont HOA
2023 Alachua County Citizens Academy
2021 – Present Director, Alachua Audubon Society
2018 – Present Florida Trail Association
2012 Graduate, University of Florida Master Naturalist Program
1998 – 2024 Partner, 3Med Partnership, Commercial Real Estate
2005 – 2024 Owner, Liber Investments, Commercial real Estate
1999 - 2004 Chair, Hardee County Health Care Task Force
1993 - 2007 Partner, Pioneer Medical Center, LLP
1994 - 2004 Partner, Lake Country Medical Center, LLP
1995 - 1997, 2004 Co-Founder and President, Main Street Wauchula, Inc.
1988 - 1989 Co-founder and Secretary/Treasurer, Gulfside Hospice, Inc.

Professional Activities:

2016 – 2017 Adjunct Clinical Faculty, University of Florida School of Physician Assistant Studies
1997 - 2002 Adjunct Clinical Faculty, Barry University Physician Assistant Program, North Miami Beach, FL
1996 - 2000 Peer Reviewer, *Journal of the American Academy of Physician Assistants*
1996 Community Volunteer of the Year, Hardee County
1995 PA of the Year, Florida Academy of Physician Assistants
1994 - 1998 Director, American Cancer Society, Hardee County Unit
1992 - 1993 Chair, Publications Committee, Florida Academy of PAs
1992 - 1994 Member, House of Delegates, American Academy of PAs

Professional Experience:

2010 - 2019	Physician Assistant, Dept. of Medicine, University of Florida
1993 - 2010	Physician Assistant, Pioneer Medical Center
1989 - 1993	President, Gossman & Gossman, Inc., Clinical Services
1987 - 1993	Physician Assistant, Hematology/Oncology
1984 - 1987	Physician Assistant, Internal Medicine
1982 - 1984	Physician Assistant, Family Practice

Education:

1998	Master of Physician Associate Studies, College of Medicine, University of Nebraska, Omaha, Nebraska
1982	Bachelor of Science in Medicine, Physician Assistant Program, College of Medicine, University of Florida, Gainesville, FL
1977	Associate of Science, Cardiopulmonary Technology Program, Santa Fe Community College, Gainesville, FL
1977	Associate of Arts, Santa Fe Community College, Gainesville, FL

RHODA GRACIELA “DADA” MCGLYNN,

LHC CRS CIPS ACP C2EX

Broker-Associate, REALTOR, Multinational Group Team Leader
4011 NW 43RD ST GAINESVILLE, FL 32606 | 352.317.5681 | RealtorDada@gmail.com

CURRENT COMMUNITY POSITIONS HELD

Board of Trustees, PAMANA (Fil-Am Organization)

Board of Directors, GACAR (Gainesville-Alachua Board of Realtors)

Chair, Global Business Council- GACAR

Board Member/Business Liaison, Oakview Middle School PTO

Member, Bucchholz High School PTO

Experience

Professional Real Estate Agent backed with over 29 years of full-time experience. Top Producer.

(Have personally sold over 30 homes in Oakmont)

A local expert in the Gainesville | Alachua markets and surrounding areas. As a certified residential specialist, I particularly enjoy working with homebuyers and finding the right home. I also do inbound and outbound international real estate.

- Listing Agent with maximized values & shorter days on market
- Buying Agent that understands the intricacies of financing
- Luxury Homes, certified in selling upscale homes
- First Time Buyers, will guide you step by step
- Foreclosures
- Investment Properties with experience in building Client Portfolios
- Multicultural Buyers and Sellers
- Relocation
- Commercial Real Estate
- Short Sales

Awards, Certifications and Acknowledgments

- Current Diamond Club Team Award - reserved for the distinguished very top producers
- RE/MAX Lifetime Achievement Awardee
- * RE/MAX Hall of Fame Awardee
- * Real Estate Trends Verified, America's BEST 4 years in a row
- * The Top Thousand in America
- Chairman's Circle, Diamond Club, Platinum Circle in years past
- C2EX Certified by NAR, a Commitment to Excellence certification
- Certified Residential Specialist
- Certified International Property Specialist
- Accredited Commercial Professional
- Luxury Housing Certified
- First-time Home Buyer Expert
- Relocation Certified
- Chairman's Club 2019 Platinum Club 2018 & 2017
- Sells almost 200 homes a year
- Top 1/2% in the RE/MAX International Network
- Top 10 Producer in the Gainesville-Alachua area
- Children's Miracle Network Platinum Sponsor
- Nominated for 2021 Rotary Business Ethics Award
- Former GACAR Global Council Chair and Vice-Chair
- * PAMANA Awardee for community support

Other Skill Sets

- Home Stager and has a home staging & interior decorating subsidiary
- Savvy in mortgage financing
- Very experienced in new construction
- Personal & professional experience in flipping investment properties
- Personal & professional experience in rental and vacation-rental property investments
- Cook
- Gardener
- Industry relationships
- * Loves to cook

Thank you for taking time to review my resume'!

"Every home I see is a Miracle Home. Thank you for helping me help Children's Miracle Network at UF Health!"



27 YEARS OF REAL ESTATE EXPERIENCE
KNOWLEDGE | SERVICE | EXPERTISE

"Real Estate is my passion! My love for it makes me go above & beyond for my clients! I look forward to assisting you! Every home I sell is a Miracle Home. Thank you for helping me help CMN at UF Health."

-Dada

 **DADA MCGLYNN**, CRS CIPS LHC ACP C2EX
Broker Associate | REALTOR
Multinational Team Lead | RE/MAX Professionals

 352.317.5681  BuySellGainesville.com
 RealtorDada@gmail.com


Client Reviews
Top 0.5% Globally

 DIAMOND
 THE THOUSAND
 AMERICA'S BEST
 Children's Miracle Network
 RE/MAX

Shanaz Green

shanaz.biggs@gmail.com

Seasoned professional with over a decade of experience in the single-family real estate industry, driving innovation and resident-first strategies in utility services, sustainable program implementation, and account leadership. Passionate about optimizing the resident experience, building intentional communities, and shaping operational excellence. As a proud Oakmont resident, I am eager to contribute to our neighborhood's future through responsible governance and dedicated board service.

PROFESSIONAL EXPERIENCE

Second Nature

Principal National Account Manager- Remote

2023-Present

- Spearhead initiatives that highlight core resident benefits and enhance the Internet activation experience
- Collaborate with internal teams to streamline utility setup, reduce friction, and deliver resident-first outcomes
- Implement strategic reporting that showcases service value and supports client conversations around growth and expansion
- Advocate for data-driven improvements that align client needs with meaningful resident experiences
- Actively engage with client feedback to refine activation touchpoints and provide more personalized benefits to residents

Conservice

Senior Account Manager – Remote

2022-2023

- Managed \$18M client portfolio and led a team overseeing an additional \$20M
- Directed contract negotiations and product expansion efforts
- Co-developed forecasting models with senior leadership
- Collaborate with project managers and developers to create custom reports using SQL Server Reporting Services (SSRS).

Account Manager- Remote

2017-2021

- Managed a portfolio of our largest national accounts
- Analyzed customer data and trends, making recommendations to optimize their account spend and platform usage
- Acted as the main point of contact and handled customers' individual needs
- Lead the onboarding and implementation of new client accounts
- Made recommendations to improve product performance and functionality, working closely with the product development team
- Established and built long-term client relationships and customer trust with VP and C-level clients

Billing Team Lead- Logan, Utah

2014-2017

- Led billing team responsible for generation of monthly resident invoices
- Ensured timely and accurate billing of residents according to regulations and lease agreements
- Implemented best practices and procedures to improve billing efficiency and accuracy

SKILLS

- Strong decision-making background in regulated and service-based environments
- Proven ability to communicate with diverse stakeholders and drive consensus
- Committed to sustainable growth, efficient operations, and resident-first solutions
- Proficient in Excel, Power BI, Google Suite, SSRS, and CRM tools

EDUCATION

Bachelor of Science in Psychology

May 2008

University of Florida



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Appointment of Board Member to Seat 5

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Parker Road Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2025-07,
Electing Officers

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice Chairperson.

Section 3. Vivian Carvalho is elected Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
Kwame Jackson is elected Assistant Secretary.
Venessa Ripoll is elected Assistant Secretary.

Section 4. Jennifer Glasgow is elected Treasurer.

Section 5. Amanda Lane is elected Assistant Treasurer.
Rick Montejano is elected Assistant Treasurer.
Verona Griffith is elected Assistant Treasurer.
Amy Champagne is elected Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 31st DAY OF JULY 2025.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Review of Proposals for Landscape Services
RFP & Presentations by Responders

- a. Lawn Enforcement Agency
- b. United Land Services

Parker Road CDD

Landscape & Irrigation Service RFP Proposals Pricing

Section 1:

Lawn Enforcement Agency

Term	Monthly \$	Annual \$
2025-2026	31,901.00	382,812.00
2026-2027	31,901.00	382,812.00
2027-2028	32,858.00	394,296.00

United Land Services

Term	Monthly \$	Annual \$
2025-2026	32,172.00	386,064.00
2026-2027	32,172.00	386,064.00
2027-2028	33,780.00	405,360.00

Section 2:

Lawn Enforcement Agency

Term	Monthly \$	Annual \$
2025-2026	17,177.00	206,124.00
2026-2027	17,177.00	206,124.00
2027-2028	17,693.00	212,308.00

United Land Services

Term	Monthly \$	Annual \$
2025-2026	15,625.00	187,500.00
2026-2027	15,625.00	187,500.00
2027-2028	16,406.00	196,872.00

Combined Sections 1 & 2:

Lawn Enforcement Agency

Term	Monthly \$	Annual \$
2025-2026	49,078.00	588,936.00
2026-2027	49,078.00	588,936.00
2027-2028	50,550.00	606,600.00

United Land Services

Term	Monthly \$	Annual \$
2025-2026	45,291.00	543,492.00
2026-2027	45,291.00	543,492.00
2027-2028	47,555.00	570,660.00

LAWN ENFORCEMENT AGENCY, INC.
LANDSCAPE MAINTENANCE PROPOSAL



Prepared for:

**Parker Road Community
Development District**

Oakmont



At Lawn Enforcement, we believe in excellent service while maintaining our core values. Among our core values is our commitment to partnering with our clients to meet their objectives through beautiful landscapes. A well-maintained landscape makes a critical first impression and serves as an important tool in meeting your objectives.

The enclosed maintenance proposal was developed based on a detailed review of the property, and our 34+ years of experience. The following are some key points we have found to be necessary to meeting your objectives:

Clear Communication:

Communication is key to a successful business partnership. Lawn Enforcement's client partnership program provides the foundation to exceed your expectations while keeping you informed with the status of your property. Your Account Manager will regularly update you and provide any proposals necessary to keep the property looking its best. Our objective is to completely remove the hassle of managing the landscape at your properties.

Budget Conscious:

Lawn Enforcement has been in business for more than 31 years. We know how to collaborate with you to improve efficiency and reduce costs where we can. Our knowledgeable horticulturists are excellent when choosing the right plant material and service plan to maximize your dollars. You will benefit from a clear budget as we continually manage both fixed and variable costs allowing you to budget and apply your resources effectively.

Safety First

As a company striving for constant improvement, we actively operate under a stringent safety plan that protects your residents. We have dedicated personnel to train our teams on the best safety practices in the industry. This strict safety policy will ensure your property, and everyone on it, is safe at all times while we provide service.

Oakmont is a staple property in the Gainesville area and we would love the opportunity to partner with you. We have what it takes to successfully maintain and enhance the landscape to exceed your expectations. If you have any questions, please feel free to contact me at the information below.

Regards,
Mike Troiano

About Lawn Enforcement



Mike Troiano

President



I started Lawn Enforcement in July of 1991. Since then, I have grown the company into 4 separate branches with over 150 personnel. We have grown with a mindset and culture where quality and family come first. One big advantage of being a locally owned company, is we can truly invest in our team members. I have found that providing a safe, transparent, healthy work environment creates a culture in which our team members can thrive. Taking care of our clients starts with taking care of our team members. Happy team members produce happy clients through excellent service. Our team members are trained to be professional and to be the best at what we do. We pride ourselves in being a locally owned company with values rooted in commitment to each other and those we serve. I love this industry and all aspects of it. Everyday, I look forward to providing the very best horticulture service to all of our clients.

-Mike

Some Benefits of Lawn Enforcement:

- Local company founded in 1991.
- Over 150 full time employees.
- Substantial development division with dump trucks, to skid steers and aerial lift equipment to assist with any enhancement project or storm clean up.
- Licensed with the State of Florida in all pest control categories.
- Professional Landscape Design Team for landscape or hardscape enhancement projects.
- Uniformed and professional team members.
- Experience with roadway and heavily trafficked areas of operation.

Available Equipment:

- Over 75 vehicles including management vehicles, maintenance crew trucks, and dump trucks
- Over 45 various trailers ranging from enclosed maintenance trailers to heavy flat bead trailers
- 6 spray trucks
- 2 Polaris Rangers (ideal for litter removal)
- 5 Kubota skid steers, 1 Caterpillar skid steer
- 2 Kubota tractors
- JLG 48' arial lift
- Over 70 mowers ranging from 36" to 72"
- More than 320 units of Stihl 2 cycle equipment
- Various irrigation vehicles and equipment

Transparency and Accountability are some of our core values here at Lawn Enforcement. This includes delivering on what we have communicated to our clients, as well as bringing up any landscape deficiencies as we see them. We require monthly LQA reports on all of our properties. LQAs are a great tool for you to constantly be up-to-speed on the state of your property.

Each month we will conduct an LQA and provide a report with the following:

- Significant Events - Bulleted summary of major items accomplished during the reporting period
- Significant Issues - Bulleted summary of significant issues that arose. Issues stay on the report until resolved
- Corrective Actions - Bulleted corrective plan to resolve issues
- Schedule of upcoming services
- Full Irrigation report
- Pest control report
- We performed one for Oakmont and found areas with missing/failing plants that we have attached. Our property reinvestment certificate could be used to help alleviate some of these issues! (Page 13).

3 Branches to Serve You



Lawn Enforcement has a wide footprint that covers North Central Florida. Each branch is fully equipped to handle maintenance, installation, and irrigation operations.

Gainesville Branch

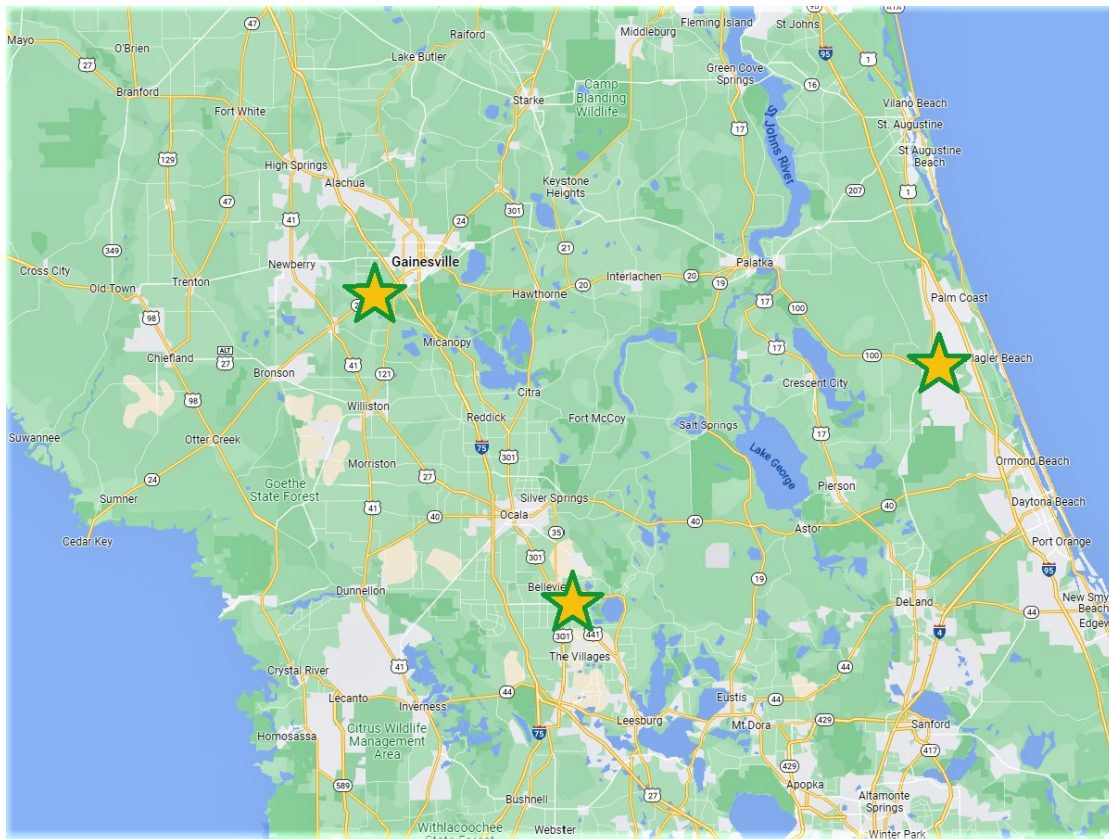
Services from Lake City to Williston

Bunnell Branch

Services from St. Augustine to New Smyrna Beach

Ocala/Villages Branch

Services from Ocala to Leesburg to Crystal River





Lawn Enforcement is enrolled in E-Verify and 100% in compliance at all locations.

We take great pride in who we hire to represent our company. Not only are we compliant with E-Verify, but we train our management staff to stay informed on all US Labor and Immigration laws.

Action Plan: 30 - 60 - 90



A seamless transition is key to a successful partnership. Our 30, 60, and 90 day action plans ensure a solid foundation for the future of the Oakmont/Lawn Enforcement partnership. We aim to be transparent, cost effective, and engaged to make this transition as smooth as possible.

Our initial site turnover meeting will set the tone for the next 90 days and duration of the partnership. We will set clear communication protocols, review all Contract and Scope of Work documents to ensure everyone is in agreement with the terms, and we will align our teams' goals to exceed your expectations. We will also establish cost thresholds for pre-approved emergency services as well as review our monthly Landscape Quality Audit (LQA) process.

30

- First month review with Client, Account Manager and Branch Manager
- Review progress of property and realign goals to meet expectations if needed
- Walk property with client and address any shortcomings
- Implement plan to course correct if needed
- Set goals for next 30 days

60

- Monthly review with Client, Account Manager, and Branch Manager
- Review goals from last meeting
- Confirm scope of work is being adhered to
- Walk property with client and address any shortcomings
- Implement plan to course correct if needed
- Set goals for next 30 days

90

- Monthly review with Client, Account Manager, and Branch Manager
- Review goals from last meeting
- Finalize 90 day goals set at initial meeting
- Walk property with client and confirm expectations and high priority areas
- Solidify production plan and scheduling to meet client expectations
- Set date for client to receive LQAs every month
- Confirm client business goals and execute plan to reach them

Emergency Storm Response



Florida is notorious for its hurricanes and unpredictable weather. With 3 branches across the North Florida region, we have personnel and equipment standing by to aid our clients before, during, and after tropical storms and hurricanes. Our clients receive priority when we are providing any storm relief. It is our goal to have the properties we service accessible to emergency vehicles within 24 hours of a storm passing.

Your safety is our primary objective. We have developed a systematic plan to get you up and running quickly and safely.

- 1. Clear any obstruction in and around roads to facilitate emergency vehicle access.**
- 2. Address all debris that poses immediate risk. (Large hanging limbs, leaning trees, broken pipes that could cause flooding, etc.)**
- 3. Assess plant material and determine what is worth saving and what needs to be replaced.**
- 4. Fallen tree limbs, root balls, down trees, and other large debris in low risk areas.**
- 5. Complete inspection and report of all damages caused by the storm. Proposals for repairs and plantings to get the property back to normal.**

Local References - Gainesville



University of Florida, IFAS

Property Name:

Various areas around main campus

Steve Perry-352-359-2874

Perrys@ufl.edu

Address:

1604 McCarty Dr #1008, Gainesville, FL 32603

Services Provided:

Landscape Maintenance, Tree Service, Fertilization



HCA Florida - North Florida Hospital

Property Name:

North Florida Hospital

Michael Lynch-352-727-0216

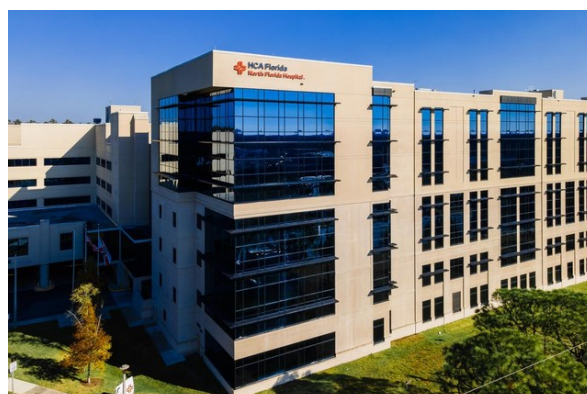
Michael.Lynch@hcahealthcare.com

Address:

6500 W Newberry Rd, Gainesville, FL 32605

Services Provided:

Landscape Maintenance, Tree Service, Fertilization, Irrigation



Santa Fe College - All Campuses

Property Name:

Santa Fe College

Fred Gratto-352-514-3738

Fred.Gratto@sfcollege.edu

Address:

3000 NW 83 St, Gainesville, FL 32606

Services Provided:

Landscape Maintenance, Tree Service, Fertilization, Irrigation



Meet Your Lawn Enforcement Team!



We are so thankful to be starting a partnership with you at Oakmont and wanted to introduce some of our management staff that would be with you every step of the way!



John Kincaid: John has been with us for 10 years as an Operation Manager. His expertise is running crews and ensuring our teams have the plans and equipment to be successful!

jkincaid@lawnenforcement.com



Matt Wimberley: Matt has been with us for 7 years as an Account Manager. His expertise is client communication and turning that information into action with our Operation Managers and crews. Matt performs monthly site walk LQA's in order to have our teams perform in a proactive manner.

mwimberley@lawnenforcement.com



Jen Michel: Jen has been with us for 10 years as our Finance Administrator managing all things billing! Jen's expertise is ensuring all clients get what they need, when they need it concerning invoices. jmichel@lawnenforcement.com



Ward Johnson: Ward has been with us for 3 years as our District Operations Manager. Ward's expertise is Branch Management with a focus on Safety to ensure our teams come home everyday the same way they went out!

wjohnson@lawnenforcement.com



Corey Martin: Corey has been with us for 12 years as our Irrigation Manager. Corey's expertise is all things technical with irrigation functionality and ensuring checks get done and repairs and improvements get brought to our clients attention! cmartin@lawnenforcement.com

Scope of Service and Pricing



Below is a Scope of Service that will keep Oakmont looking amazing year round!

Service Type	Annual Occurrences	Monthly	Annually
Landscape Maintenance			
Mowing	42		
Shrub Pruning	42		
Edging	42		
Blowing/Maintenance Debris Removal	42		
Herbicide Application/Weed Control	42		
Full landscape quality audit report	12		
Irrigation Maintenance			
Monthly Irrigation Zone/Heads Inspection	12		
Monthly Irrigation Report	12		
Chemical Application			
Turf Fertilization	4		
Shrub Fertilization	4		
Tree Care			
Hardwood (up to 10ft)	As Needed		
Crepe Myrtles	1		
Palm Trees	1		
Annual Flowers			
Replace Annuals Quarterly	4		
Mulch			
Replenish mulch/pinestraw (priced separately and proposals attached)			
Section 1		\$31,901.00	\$382,812.00
Section 2		\$17,177.00	\$206,124.00
Total Contract Value:		\$49,078.00	\$588,936.00

Property Reinvestment Certificate

This certificate can be applied to any landscape enhancement projects outside the scope of work of the maintenance contract. Cannot be applied to irrigation or drainage work. Applied only upon signature of a maintenance contract with Lawn Enforcement Agency, Inc.

Presented to:
Oakmont

In the Amount of:

\$10,000.00

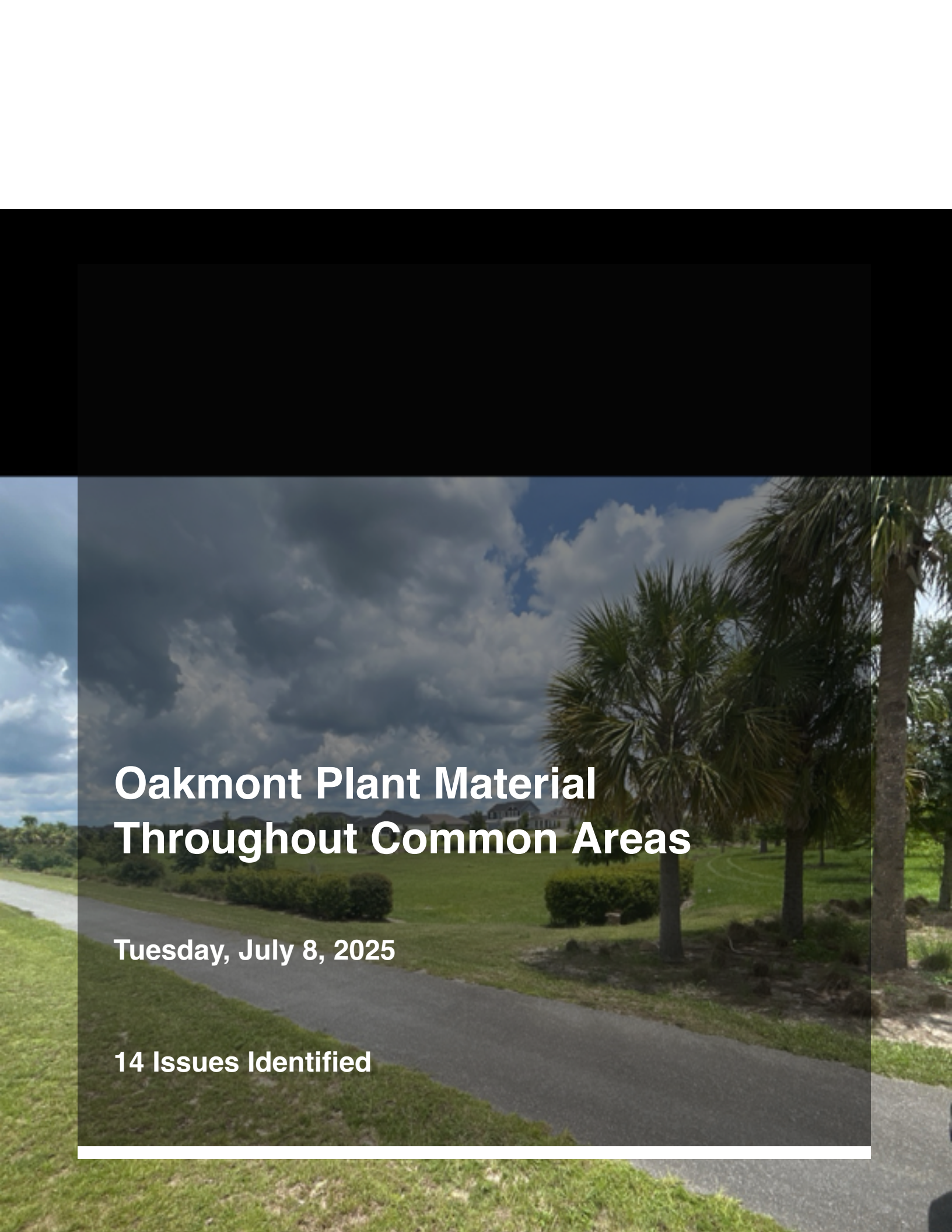
Lawn Enforcement Signature/Date

Client Signature/Date



Thank you for the opportunity to propose our services!

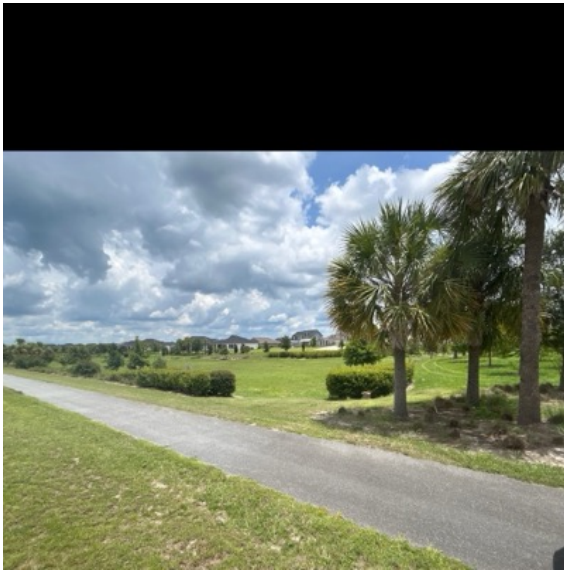
Submitted by:
Mike Troiano

A photograph of a golf course with palm trees and a cloudy sky. The image is used as a background for the text.

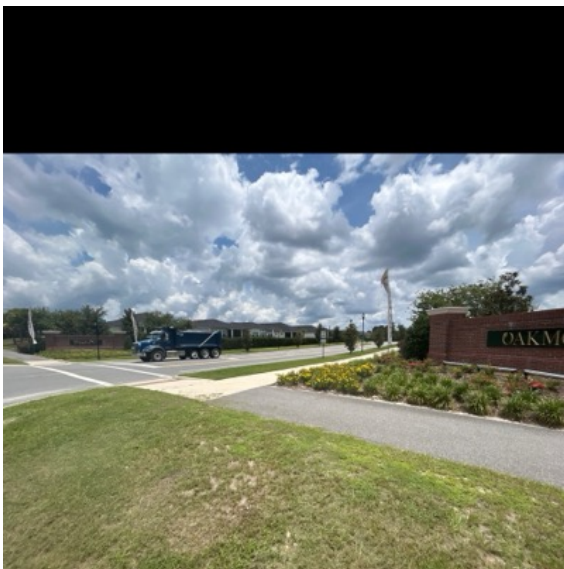
Oakmont Plant Material Throughout Common Areas

Tuesday, July 8, 2025

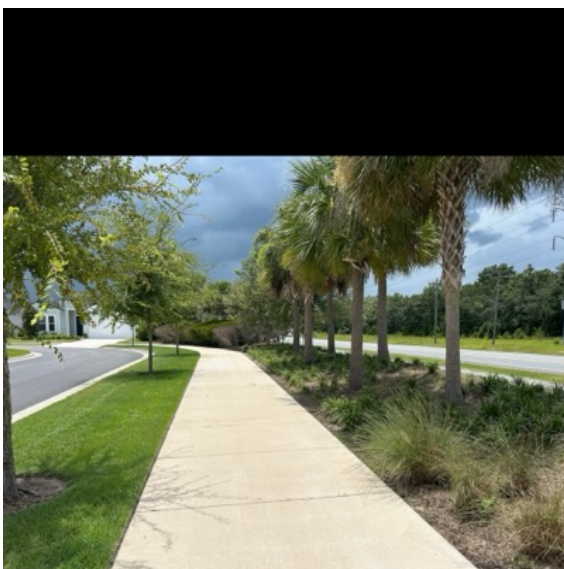
14 Issues Identified



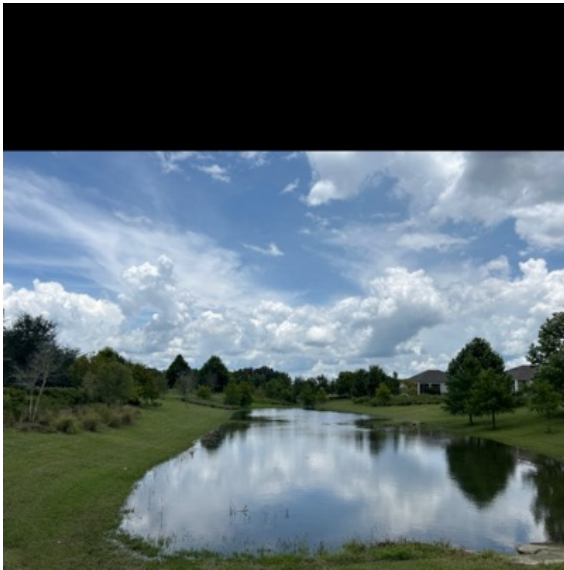
Retention Pond
50% of plant material is dead
Includes mostly muhly grass a couple Walters by Burnham and a couple Holly trees



Entrance 2
10% dead
A bunch of weeds throughout all beds



Common Area On 121st Way
30% dead plant material
Weeds everywhere
All trees need lifted



Looks Like Retention Area 32Nd Ln.
40% dead plant material

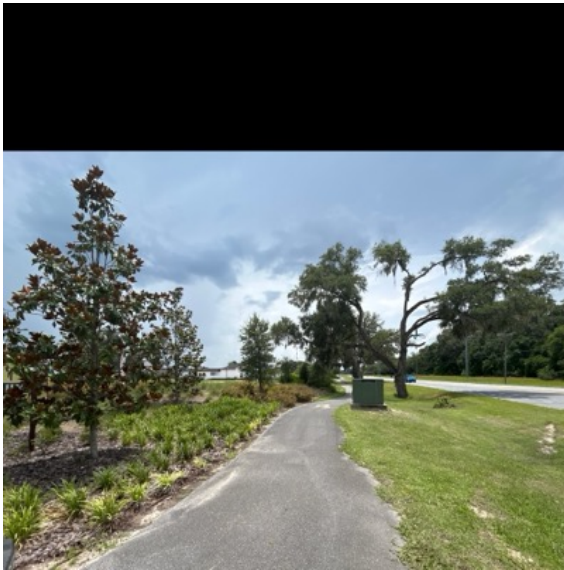
Retention on beds haven't been edged in a year
nor weeded



Retention Area Near Do Not Enter Off Of Parker
Road
50% of material dead waves throughout all beds



Retention Area off of 120Th Terrace
40% dead plant material
Still weeds in beds, but this pond looks a lot
cleaner



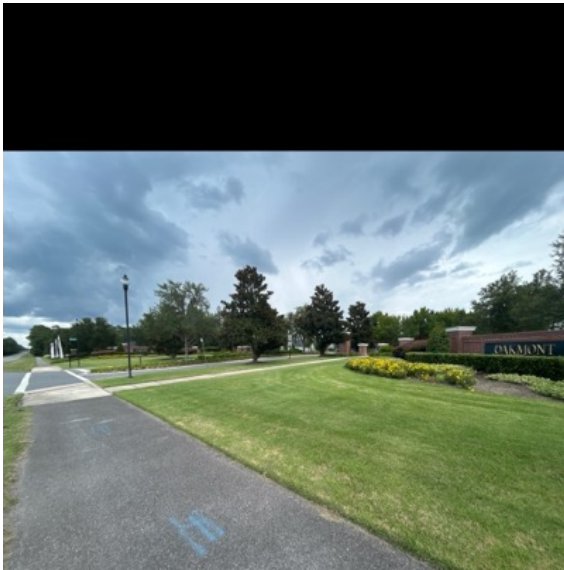
Corner Of Parker Road And 24Th
Assigned To Parker Roadside
10% plant material



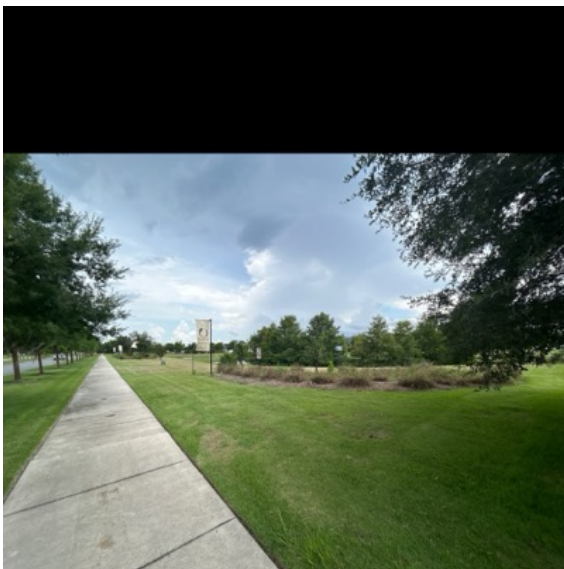
Corner Of Parker Road And 24Th
Assigned To 24th Side
5% dead plant material



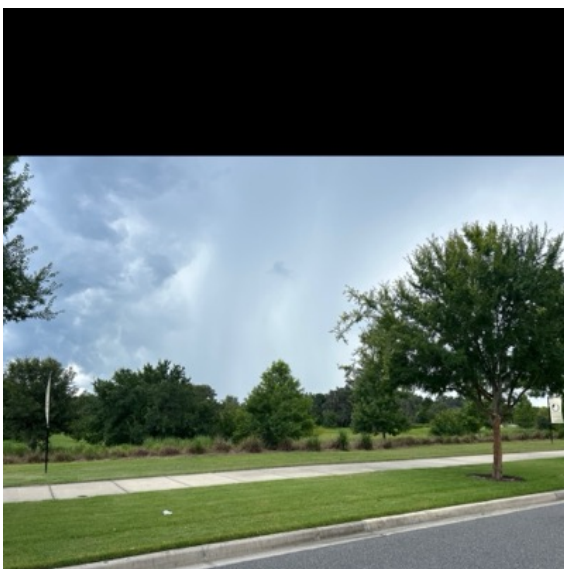
From Entrance Down To The End Of Fence
50% dead plant material
Mostly all the Indy Hawthornes are either dead or hurting



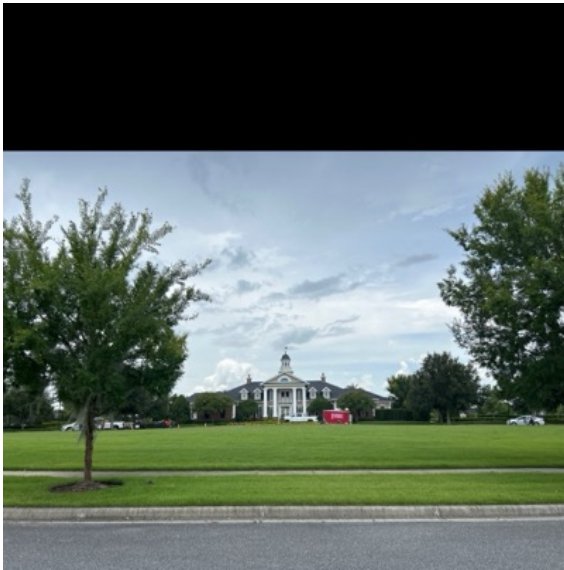
Entrance One
10% dead plant material



Retention Area One W
80% of the grasses are dead



Retention Area One E
60% of all grasses are dead or dying



Entire Office Area

5% dead plant material for the most part everything looks pretty healthy and kept maintained



Retention Area Three

20% dead plant material

State of



Florida

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF122504

MICHAEL TROIANO

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental, General Household Pest and Rodent Control, Termite and Other WDO 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.*



Adam H. Putnam
Commissioner of Agriculture

*In Testimony Whereof, Witness this
signature at Tallahassee, Florida on June 23, 2015*

Chief, Bureau of Licensing and Enforcement

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS

This Proposal for landscape & irrigation maintenance services has been submitted on this

9th day of July, 2025, by:

Lawn Enforcement Agency, Inc.

[Company]

4802 SW 85th Avenue Gainesville, Fl. 32608

[Business Address]

(352) 372-3175

[Telephone]

[Facsimile]

mike@lawnenforcement.com

[Email]

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 ninety (90) days from that 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 the proposal constitutes 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 Parker Road Community Development District.

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

- | | | | |
|-------------------------------------|--------|--|---|
| ☒ | I.a. | Advertisement for Request for Proposals |  (Initial) |
| ☒ | I.b. | Instructions to Proposers |  (Initial) |
| ☒ | I.c. | Organization Information of Proposer |  (Initial) |
| ☒ | I.d. | Non-Collusion Statement |  (Initial) |
| ☒ | I.e. | Acknowledgement of Receipt of Documents |  (Initial) |
| ☒ | II. a. | Scope of Services |  (Initial) |
| ☒ | II. b. | Map of Area to be Maintained |  (Initial) |
| ☒ | II. c. | Form of Landscape and Irrigation Maintenance Agreement |  (Initial) |
| ☐ | | | |

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida

COUNTY OF Alachua

I, Michael Troiano, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a _____ in the firm of _____, 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 July, 2025.

[Signature]
Signature by authorized representative of Proposer

STATE OF Florida

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9th day of July, 2025, by Michael Troiano, of Lawn Enforcement Agency, who is personally know to me or who has produced _____ as identification and who did / did not take an oath.

[Signature]
Signature of Notary Taking Acknowledgement



- ☐ II.
- ☒ III. Proposal Forms
- ☒ IV. Evaluation Criteria


____ (Initial)


____ (Initial)

III. Proposal Forms

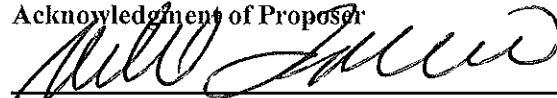
IMPORTANT NOTICE

Maps provide an estimated coverage area and should be considered a guide. Although every effort has been made to provide accurate measurements and coverage areas, these measurements and maps are not warranted.

Each proposer should independently visit the project site to verify measurements and coverage areas. If a discrepancy is identified, proposer should notify the District Manager in writing immediately. If the coverage areas are determined to require adjustments, the final contract may be revised prior to final execution with successful Proposer.

In any event, in order to competitively and effectively compare all proposals, no changes will be made to the proposal area measurements or areas during the proposal process.

Acknowledgment of Proposer

A handwritten signature in black ink, appearing to read "Mike Smith", is written over a horizontal line.

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

**OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES PROPOSAL**

TO: Parker Road Community Development District

FROM: Lawn Enforcement Agency, Inc.

In response to your Notice of Solicitation, the undersigned hereby submits our Proposal for Landscape and Irrigation Maintenance Services within the Parker Road Community Development District. This Proposal has been prepared and submitted subject to the conditions and requirements set forth in the Request for Proposal and other applicable Proposal Documents, including all Addenda. All of the aforementioned documents, so far as they relate to this Proposal, are made a part hereof. The undersigned (Contractor) herewith proposes to provide the services stipulated for the lump sum prices given by the Schedule of Values, that is a part hereof.

The undersigned has carefully checked the Schedule of Values against the Request for Proposal including the Scope of Work before preparing this Proposal and submits them as correctly listing the complete work to be done in accordance with the Request for Proposal.

The undersigned Proposer has examined the entire request for Proposal Documents and all addenda and is acquainted with and fully understands the extent and character of the Work covered by this Proposal and the specified requirements for the Work. Further, the Proposer has examined the work site and is fully informed as to conditions at this site.

The undersigned Proposer certifies that no officer or agent of the Parker Road Community Development District is directly or indirectly interested in this Proposal.

The undersigned Proposer states that this Proposal is made in conformity with the Request for Proposal and agrees that in case of any discrepancy or differences between any condition of his Proposal and those of the Request for Proposal, the provisions of the latter shall prevail.

The undersigned Proposer acknowledges that the Request for Proposal requires proposers to submit proposals for individual district areas of maintenance and collectively submit a proposal for all areas (2 total). The District reserves the right to award Sections 1 and 2 separately to different proposers, or to award collectively to one proposer.

The undersigned Proposer certifies that he has carefully examined the project site, made his own measurements and prepared and checked the foregoing Proposal after the same was completed and has verified every item placed thereon; and agrees to indemnify, defend and save harmless the Parker Road Community Development District against any cost, damage or expense which may be incurred or caused by an error in his preparation of same.

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 ninety (90) days from that 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 the proposal constitutes 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 Parker Road Community Development District.

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES PROPOSAL
SUMMARY

SECTION #1 (Refer to Maps Contained in II.b. of the Proposal Documents)

Basic Services

Total lump sum for all services covered in Request for Proposal:

Proposed Lump Sum	Monthly	Term Total	
Term 1	<u>31,901.00</u>	<u>382,812.00</u>	(for twelve (12) months)
Term 2	<u>31,901.00</u>	<u>382,812.00</u>	(for twelve (12) months)
Term 3	<u>32,858.00</u>	<u>394,296.00</u>	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
Annual Rotations (2000 SF)	\$ 24,000.00	\$ 24,000.00	\$ 24,720.00
St. Augustine (61,948 SF)	\$ 8,177.00	\$ 8,177.00	\$ 8,362.98
Zoysia (825,974 SF)	\$ 109,028.00	\$ 109,028.00	\$ 12,299.00
Bermuda (144,546 SF)	\$ 19,080.00	\$ 19,080.00	\$ 19,652.00
Bahia (1,032,468 SF)	\$ 136,286.00	\$ 136,286.00	\$ 140,374.00
Shrub Beds (355,299 SF)	\$ 46,900.00	\$ 46,900.00	\$ 48,307.00
Trees & Palms	\$ 10,000.00	\$ 10,000.00	\$ 10,300.00
Irrigation	\$ 29,341.00	\$ 29,341.00	\$ 30,221.00
Mulch mulch/basin straw not included in this proposal	\$	\$	\$
TOTAL ANNUAL AMOUNT	\$382,812.00	\$382,812.00	\$394,296.00

Additional Services

Additional services that may be required will be based on a scope of work provided by the District Representative. Fees for additional services shall be an amount agreed upon by the District Representative and the Contractor. The amounts paid to Contractor for additional services detailed in the following schedule of values shall be as outlined in the schedule.

The Contractor has an opportunity, at the time of proposal submission, to request a blanket adjustment to the following schedule of values. If the Contractor is selected by the District to perform services, such adjustment shall be applied to the fees outlined in the schedule of values when additional relevant services are rendered by the Contractor. Such adjustment, if desired, must be listed below at the time of proposal submission. Such adjustment will serve as a blanket adjustment applied to all of the fees listed in the schedule of values. Contractor's failure to provide an adjustment factor shall be considered acceptance of the fees outlined in the schedule of values.

Schedule of Values Fee Adjustment Factor

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
% Change to Prices in the Schedule of Values for the Listed Terms	0 %	0 %	3 %

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

**OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES PROPOSAL
SUMMARY**

SECTION #2 (Refer to Maps Contained in II.b. of the Proposal Documents)

Basic Services

Total lump sum for all services covered in Request for Proposal:

Proposed Lump Sum	Monthly	Term Total	
Term 1	<u>17,177.00</u>	<u>206,124.00</u>	(for twelve (12) months)
Term 2	<u>17,177.00</u>	<u>206,124.00</u>	(for twelve (12) months)
Term 3	<u>17,693.00</u>	<u>212,308.00</u>	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
Annual Rotations (150 SF)	\$ 300.00	\$ 300.00	\$ 309.00
St. Augustine (39,825 SF)	\$ 5,178.00	\$ 5,178.00	\$ 5,333.00
Zoysia (530,986 SF)	\$ 60,028.00	\$ 60,028.00	\$ 61,829.00
Bermuda (92,922 SF)	\$ 12,080.00	\$ 12,080.00	\$ 12,442.00
Bahia (663,733 SF)	\$ 77,285.00	\$ 77,285.00	\$ 79,604.00
Shrub Beds (206,395 SF)	\$ 21,832.00	\$ 21,832.00	\$ 22,487.00
Trees & Palms	\$ 5,000.00	\$ 5,000.00	\$ 5,150.00
Irrigation	\$ 26,880.00	\$ 26,880.00	\$ 27,687.00
Mulch	\$	\$	\$
TOTAL ANNUAL AMOUNT	\$206,124.00	\$206,124.00	\$212,308.00

Additional Services

Additional services that may be required will be based on a scope of work provided by the District Representative. Fees for additional services shall be an amount agreed upon by the District Representative and the Contractor. The amounts paid to Contractor for additional services detailed in the following schedule of values shall be as outlined in the schedule.

The Contractor has an opportunity, at the time of proposal submission, to request a blanket adjustment to the following schedule of values. If the Contractor is selected by the District to perform services, such adjustment shall be applied to the fees outlined in the schedule of values when additional relevant services are rendered by the Contractor. Such adjustment, if desired, must be listed below at the time of proposal submission. Such adjustment will serve as a blanket adjustment applied to all of the fees listed in the schedule of values. Contractor's failure to provide an adjustment factor shall be considered acceptance of the fees outlined in the schedule of values.

Schedule of Values Fee Adjustment Factor

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
% Change to Prices in the Schedule of Values for the Listed Terms	0 %	0 %	3 %

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY

Combined (Sections #1&2) (Refer to Maps Contained in H.b. of the Proposal Documents)

Basic Services

Total lump sum for all services covered in Request for Proposal:

Proposed Lump Sum	Monthly	Term Total	
Term 1	<u>49,078.00</u>	<u>588,936.00</u>	(for twelve (12) months)
Term 2	<u>49,078.00</u>	<u>588,936.00</u>	(for twelve (12) months)
Term 3	<u>50,550.00</u>	<u>606,600.00</u>	(for twelve (12) months)
	0		

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
Annual Rotations (2150 SF)	\$ 24,300.00	\$ 24,300.00	\$ 25,029.00
St. Augustine (101,773 SF)	\$ 13,355.00	\$ 13,355.00	\$ 13,756.00
Zoysia (1,356,960 SF)	\$ 166,597.00	\$ 166,597.00	\$ 171,595.00
Bermuda (237,468 SF)	\$ 31,160.00	\$ 31,160.00	\$ 32,095.00
Bahia (1,696,201 SF)	\$ 213,571.00	\$ 213,571.00	\$ 219,978.00
Shrub Beds (561,694 SF)	\$ 68,732.00	\$ 68,732.00	\$ 70,794.00
Trees & Palms	\$ 15,000.00	\$ 15,000.00	\$ 15,450.00
Irrigation	\$ 56,221.00	\$ 56,221.00	\$ 57,908.00
Mulch	\$	\$	\$
TOTAL ANNUAL AMOUNT	\$588,936.00	\$588,936.00	\$606,604.00

Additional Services

Additional services that may be required will be based on a scope of work provided by the District Representative. Fees for additional services shall be an amount agreed upon by the District Representative and the Contractor. The amounts paid to Contractor for additional services detailed in the following schedule of values shall be as outlined in the schedule.

The Contractor has an opportunity, at the time of proposal submission, to request a blanket adjustment to the following schedule of values. If the Contractor is selected by the District to perform services, such adjustment shall be applied to the fees outlined in the schedule of values when additional relevant services are rendered by the Contractor. Such adjustment, if desired, must be listed below at the time of proposal submission. Such adjustment will serve as a blanket adjustment applied to all of the fees listed in the schedule of values. Contractor's failure to provide an adjustment factor shall be considered acceptance of the fees outlined in the schedule of values.

Schedule of Values Fee Adjustment Factor

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
% Change to Prices in the Schedule of Values for the Listed Terms	0 %	0 %	3 %

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

ORGANIZATION INFORMATION OF PROPOSER **OAKMONT** **LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES** **Gainesville, Florida**

DATE SUBMITTED: July 9th, 2025

1. **Proposer:** Lawn Enforcement Agency, Inc.
[Company Name]

☐ Individual
☐ Limited Liability Company
☐ Limited Liability Partnership
☐ Partnership
☒ Corporation
☐ Subsidiary Corporation

2. **Proposer Company Address:**
Street Address: 4802 SW 85th Avenue
P.O. Box (if any): P.o. Box 141091 Gainesville, Fl 32614
City, State, Zip: Gainesville, Fl. 32608
Telephone: (352) 372-3175 Facsimile: _____
1st Contact Name: Mike Troiano-Owner 352-538-4075
2nd Contact Name: Josh Foster-Estimator 352-372-3175

3. **Parent Company Name (if applicable):** _____

4. **Parent Company Address (if different):** Street Address: _____
P.O. Box (if any): _____
City, State, Zip: _____
Telephone: _____
1st Contact Name: _____ Facsimile: _____
2nd Contact Name: _____ Title: _____
_____ Title: _____

5. List the location of the Proposer's office that would perform Parker Road Community Development District work.

Street Address: 4802 SW 85th Avenue
P.O. Box (if any):
City, State, Zip: Gainesville, Fl. 32608
Telephone: (352) 372-3175 Facsimile:

1st Contact Name: Mike Troiano Title: Owner
2nd Contact Name: Josh Foster Title: Estimator

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 Corporation? Yes (X) No ()

If no, please explain
Date incorporated May 1992 Charter No.

6.2 If no, provide the following:

The state in which the 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 a limited liability company, is it organized in the State of Florida?

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

7.1 If yes, provide the following:

Is the company in good standing with the Florida Secretary of State, Division of Corporation? Yes (X) No ()

If no, please explain
Is the Company in good standing with that state? Yes (X) No ()

If no, please explain
Date Proposer was organized

7.2 If no, provide the following:

The state in which the Proposer is organized: Florida
Is the Company in good standing with that state? Yes (X) No ()

If no, please explain
Is the Proposer registered as a foreign partnership or limited company with the State

of Florida? Yes ☐ No (☐)
(☐) If no, please _____
explain _____

8. Does the Proposer hold any registration or licenses with the State of Florida applicable to the contract? Yes (X) No (☐)

- 8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (attached additional sheets if necessary)

Type of Registration: Certified Pest Control Operator

License No.: JF122504

Expiration Date: Qualifying Individual Michael Troiano

Title: List companies

currently qualified under this license: Lawn Enforcement

Agency, Inc :

- 8.2 Does the Proposer hold any registrations or licenses with Orange County or the City of Orlando applicable to this contract? Yes (☐) No (X)

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

9. 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:

(2022) 13,145,000

(2023) 12,895,000

(2024) 13,387,000

10. What are the Proposer's current insurance limits?

General Liability \$ 1,000,000

Automobile Liability \$ 1,000,000

Workers Compensation \$ 1,000,000

Expiration Date 9/25

11. 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 _____

- 11.1 What is the Proposer's current worker compensation rating (also known as Experience Modification Rating)? .62

11.2 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 _____

12. Please state whether or not your company or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s). Yes () No (X)

If so, state the name(s) of the company(ies) _____

The state where barred or suspended _____

State the period(s) of debarment or suspension _____

13. What is the landscape & irrigation maintenance experience of the proposed project manager?

Individual's Name	Present Position or Office	Magnitude And Type Of Work	Years of Landscape & Irrigation Maintenance Experience	Years With The Firm	In What Capacity?
Matt Wimberley	Account Mgr		10	7	Account Manager
Ward Johnson	District Mgr		30	3	Operations Manager
Corey Martin	Irrigation Mgr		20	12	Irrigation Manager

14. Have you ever failed to complete any work awarded to you? Yes () No (X)

If so, where and why? _____

15. Has any office or partner or your organization ever been an officer, partner, or owner of some other organization that has failed to complete a contract? Yes () No (X) If so, state name of individual, other organization and reason therefore _____

16. List any and all litigation to which the organization has been a party in the last five (5) years.

None

17. Has the organization or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes () No (X)

If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.

The undersigned hereby authorize(s) and request(s) any person, firm, or corporation to furnish any pertinent information requested by the Boggy Creek Improvement District, or their 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 application.

Mike Troiano

Name of Proposer

By: *Mike Troiano*

This 8th day of July, 2025

By: *Michael Troiano*
[Type Name and Title of Person Signing]

State of Florida County
of Alachua

The foregoing instrument was acknowledged before me this 8th day of July, 2025, by *Michael Troiano*, of the *Lawn Enforcement Agency* who is personally know to me or who has produced _____ as identification and who did / did not take an oath.

Jen Michel
Signature of Notary Taking Acknowledgement



CORPORATE OFFICERS

Company Name Lawn Enforcement Agency, Inc.

Date 7/8/25

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

NAME OF PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Michael Troiano	Owner	President	Gainesville, Fl.
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

Company Name Lawn Enforcement Agency, Inc.

Date 7/8/25

What is the experience of the key management and supervisory personnel of the Proposer for both administration as well as operations?
(Attach resumes of key personnel here.)

INDIVIDUAL'S NAME	PRESENT TITLE	DESCRIPTION OF DIRECT JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Mike Troiano	Owner/President	CEO	34	38
Ward Johnson	District Manager	Branch Management/ Safety	3	30
Corey Martin	Irrigation Manager	Irrigation Check/Repair Managment	12	20
Matt Wimberley	Key Account Mgr	Customer Contact	7	10
Jen Michel	Accounting Admin	Billing	10	15
Katie Hanville	HR Admin	Hiring	20	29
John Kincaid	Operations Mgr	Maintenance Crew Management	10	16

COMPANY-OWNED MAJOR EQUIPMENT
(Attach Additional Sheets if Necessary)

Company Name Lawn Enforcement Agency, Inc.

Date 7/8/25

[illegible]

Group A - Equipment List



Management Vehicles:

- Branch Manager Truck
- Account Manager Truck
- Production Manager Truck



Maintenance Teams Equipment:

- 3 Crew Trucks
- 2 Crew Enclosed Trailers
- Utility Task Vehicle (UTV)
- (2) 72" Mowers
- (1) 52" Mowers
- 1 Tow Behind Jet Blower
- 1 Leaf Vacuum Trailer
- 2 Backpack Sprayers
- Various 2-cycle Equipment Items:
 - 3 Weed Eaters
 - 3 Edgers
 - 3 Backpack Blowers
 - 3 Hedge Pruners
 - 1 Pole Saw
 - 1 Chain Saw



Irrigation Vehicles/Equipment:

- 2 Irrigation Trucks
- Various Irrigation Equipment Items

Spray Team Vehicles/Equipment:

- Spray Truck
- Z-Spray/Spreader



MAINTENANCE CREW & SCHEDULING

Company Name Lawn Enforcement Agency, Inc.

Date 7/8/25

List the proposed crew size that will be assigned to the section(s) which are the subject of the Proposal (Daily Crew Member Sign In/Sign Out Sheets will be required and be reviewed):

DISTRICT SERVICE AREA	DAILY LANDSCAPE MAINTENANCE CREW MEMBERS	DAILY IRRIGATION MAINTENANCE CREW MEMBERS	ON-SITE FOREMAN	MANAGER
Section #1	6	1	1	1
Section #2	5	1	1	1
Combined (Section #1&2)				

List the proposed schedule to complete entire scope of services for the section(s) which are the subject of the Proposal:

DISTRICT SERVICE AREA	PROPOSED WORKDAYS (Monday – Friday)	HOURS PER WORKDAY
Section #1	See below	10
Section #2	See Below	10
Combined (Section #1&2)	See Below	10

Lawn Enforcement has review the property and believe that the most efficient approach to optimal maintenance would be to segment the entire property (section 1 and Section 2) over a four day work period. See the exhibits for subsection references.

Day 1 - 6 number of crew members- (Area 1)

Day 2 - 6 number of crew members - (Area 2)

Day 3 - 6 number of crew members - (Area 3)

Day 4 - 6 number of crew members - (Area 4)

In the event there are rain days , additional services required we reserve Fridays (fifth day) as our makeup day.

AFFIDAVIT FOR INDIVIDUAL

STATE OF Florida

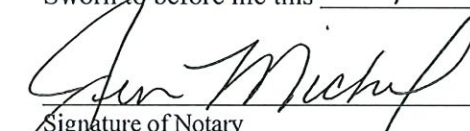
SS:

COUNTY OF Alachua

Michael Troiano, being duly sworn, deposes and says that the statements and answers to the questions concerning experience contained herein are correct and true of this date; and that he/she understands that intentional inclusion of false, deceptive, or fraudulent statements on this statement constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.


(Proposer Must Also Sign Here)

Sworn to before me this 9th day of July, 2025.


Signature of Notary
Notary Public / Expiration: 3/19/27

(SEAL)



AFFIDAVIT OF PARTNERSHIP

STATE OF Florida

SS:

COUNTY OF Alachua

Michael Troiano, a member of the firm of Law Enforcement Agency

being duly sworn, deposes and says that the statements and answers to the questions concerning experience contained herein are correct and true of this date; and that he/she understands that intentional inclusion of false, deceptive, or fraudulent statements on this statement constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

Neil Lorenz
(Signature of a General Partner is Required)

Sworn to before me this 9th day of July, 2025.

Jen Michel
Signature of Notary

Notary Public / Expiration: 3/19/27

(SEAL)



AFFIDAVIT OF CORPORATION

STATE OF Florida

SS:

COUNTY OF Alachua

Michael Troiano, (title) President of the firm of _____, being duly sworn, deposes and says

that the statements and answers to the questions concerning experience contained herein are correct and true of this date; and that he/she understands that intentional inclusion of false, deceptive, or fraudulent statements on this statement constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

[Signature]
(Officer Must Also Sign Here)

Sworn to before me this 9th day of July, 2025.

[Signature]
Signature of Notary

Notary Public / Expiration: 3/19/2027

(SEAL)



**Uniting partners through exceptional
landscape services**



UNITED

Land Services

Parker Road Community Development District

Parker Road Community Development District



Proposal For Landscape & Irrigation Maintenance

7/7/2025

Pricing Valid for 90 Days Upon Receipt

7/7/2025

Parker Road Community Development District
c/o PFM Group Consulting LLC

RE: Landscape Maintenance & Irrigation Proposal

Dear Vivian Carvalho

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*™ because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- **Company History:** Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- **Agreement & Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Luke Blackson

Senior Business Development Manager
lblackson@unitedlandservices.com



About United Land Services

Company History

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1500+

Our History

How It All Started

The Company was founded by Bob Blandford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1500 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

Additional Areas Served

- Alabama
 - Montgomery
- Florida
 - Central Florida
 - Ocala
 - Ft. Peirce
 - Fernandina Beach
 - Tampa
 - Bradenton
 - Jacksonville
 - Ft. Lauderdale
 - Panama City
 - West Palm
- North Carolina
 - Greensboro
 - Charlotte
 - Raleigh
- South Carolina
 - Myrtle Beach
- Georgia
 - Savannah
 - Atlanta



Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

Irrigation Experts

Your Team of Certified & Licensed Specialists



Installation, Maintenance & Repairs

- **Installation** - At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.
- **Maintenance** - Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.
- **Improvements** - Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.



Agronomics Program

Certified Pest Control Operators



Fertilization, Pest Control & Agronomy Management

- **Fertilization** - We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast
- **Pest Control** - United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.
- **Agronomy Management** - We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Hurricane Preparedness

Plan of Action



Phase 1

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough-fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock-piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove “hangers”,



Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing



Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.



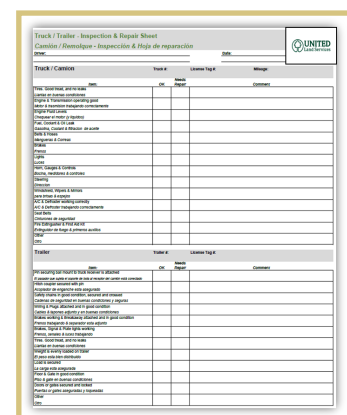
SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

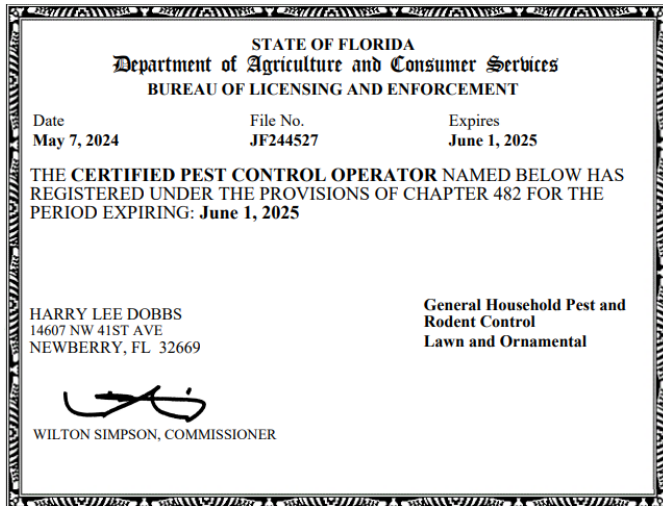
- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed and

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public . This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.



Certification



St. Johns County Authorized Contractor



License No: BL-4240
BLANDFORD, ROBERT J
FLORIDA ULS OPERATING LLC DBA UNITED LANDSCAPES
DOB: 7/31/1975
Issued: 10/3/2023
Expires: 9/30/2025

* License valid through expiration date, unless sooner disqualified *



Certification



In addition to the licenses already cited, United Land Services is proud to employ professionals who hold a wide range of industry certifications, reflecting our ongoing commitment to improving expertise and delivering the highest quality service.

Some of the industry certifications held thought the company are:

- ◆ Florida Department of Agriculture and Consumer Services Certified Pest Control Operator
- ◆ Florida Department of Agriculture and Consumer Services, License as Dealer in Agriculture Products
- ◆ BMP Certified– Florida Green Industries
- ◆ Florida Department of Agriculture and Consumer Services, Certificate of Nursery Registration Florida Nursery, Growers and Landscape Association (FNGLA) – Certified Horticulture Professional (FCHP)
- ◆ Professional Lawn Care Association of America, Certified Turfgrass Professional
- ◆ Rain Bird – Certified Maxicom Operator, Maxicom Software Level I and 2, Maxicom Hardware Level I & 2
- ◆ FNGLA Certified Horticulturalists Florida Nursery, Growers and Landscape Association (FNGLA) – Florida Certified Landscape Contractor (FCLC)
- ◆ International Society of Arboriculture (ISA), Certified Arborist
- ◆ Irrigation Association (CLIA) Certified Landscape Irrigation Auditor

Certification

Your Agronomics and Irrigation Specialists

Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification ▶ Go to www.irs.gov/FormW9 for instructions and the latest information.	Give Form to the requester. Do not send to the IRS.
1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Florida ULS Operating LLC		
2 Business name/disregarded entity name, if different from above United Land Services		
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.		
☐ Individual sole proprietor or single-member LLC ☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ▶ ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate		
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.) See instructions. 12276 San Jose Blvd Suite 747		
6 City, state, and ZIP code Jacksonville, FL, 32223		
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 instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later.		
Social security number OR Employer identification number 		
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 (a) 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 for Part II, later.		
Sign Here Signature of U.S. person ▶  Date ▶ 1/8/202		
General Instructions		
Section references are to the Internal Revenue Code unless otherwise noted.		
Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9 .		
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 transaction) • 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 <i>What is backup withholding</i> , later.		

Certification

Certification of Liability Insurance



UNITLAN-02

SANTHOSHCH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/25/2025

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 License # 0C36861 New York-Alliant Ins Svc Inc 101 Park Ave 14th Fl New York, NY 10178		CONTACT Stephanie Kearney PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL: stephanie.kearney@alliant.com ADDRESS:	
INSURED Florida ULS Operating LLC 12276 San Jose Blvd Suite 747 Jacksonville, FL 32223		INSURER(S) AFFORDING COVERAGE INSURER A: Federated Mutual Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 13935	

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 RESERVEMENT OR CONDITION OF ANY POLICY 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, HOWSOEVER, HAVE BEEN AFFORDED BY THE POLICIES.							
INSR LTR	TYPE OF INSURANCE	AL	SUB	POLICY NUMBER	POLICY EFFECT DATE	POLICY EXPIRATION DATE	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIES FOR: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:		X	1855494	3/31/2025	3/31/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			1855494	3/31/2025	3/31/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☐ RETENTION \$			1855495	3/31/2025	3/31/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	1855496	3/31/2025	3/31/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Certificate Holder is included as Additional Insured where required by written contract.

CERTIFICATE HOLDER Cedar Crossing Enterprises Inc 11555 Central Parkway Ste. 1004 Jacksonville, FL 32224	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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Development Strategy

Phased Development Strategy

This is a custom designed plan using Florida Best Management Practices to exceed your desired outcome for the Parker Road Community Development District. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. In addition we provide an outline for the 30 days prior to the start of the contract. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service

Phased Development Strategy

Gearing up for the Project.

Pre-Start Process (30 Days before Start Date)

- Continue process of with mapping and involve District Representatives to gain insight into specific regions.
- Commence the process of assigning crews and crew members according to their respective strengths and the requirements of the district.
- Initiate training sessions for crew members focused on imparting best practices, standards, and the specific needs of the Community Development District
- Schedule a transition meeting between leadership from United Land Services and The District to ensure a seamless transition towards prosperity.
- Collaborate closely with the accounts receivable and accounts payable departments to ensure the seamless operation of the billing and invoicing processes.
- Arrange pre-start ride-along between the project manager from the district and operational leaders from United Land Services to enhance comprehension of the project's scope.
- Identify any particular concerns voiced by the district and develop an early plan to effectively address and mitigate those needs.
- Establish and schedule regular meetings between the project manager from the District and operational leadership from United Land Services to ensure effective communication and coordination throughout the project lifecycle.



Phased Development Strategy

Plan of Action

Phase I (Days 1-30)

- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.



Phased Development Strategy

Plan of Action

Phase 2 (Days 31-60)

- Examine Phase I results and modify “Plan of Action” if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Complete production review of all services to identify any areas that need to improve.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.



Phased Development Strategy

Plan of Action

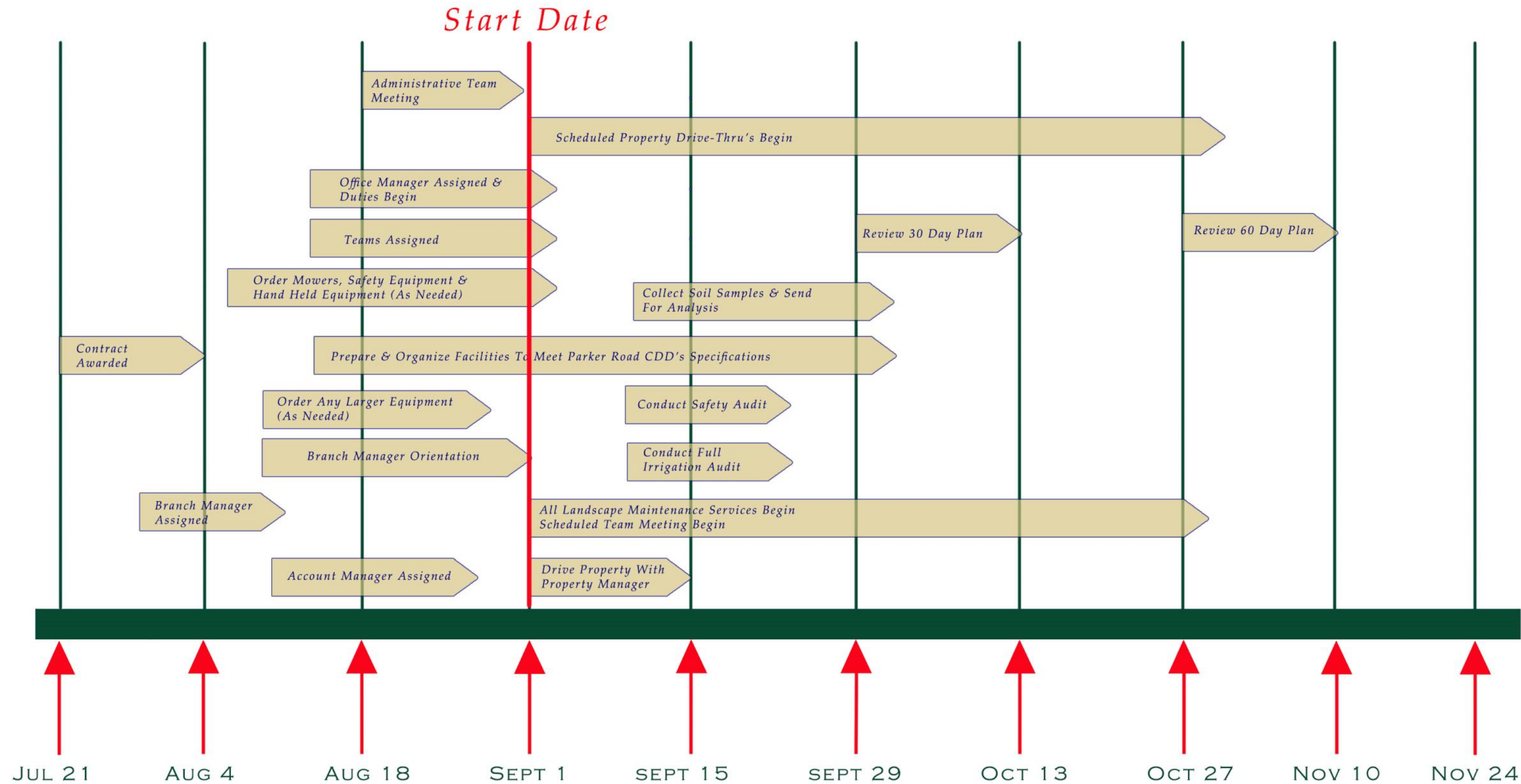
Phase 3 (Days 61-90)

- Examine Phase 2 results and modify “Plan of Action” if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Complete production review of all services to identify any areas that need to improve.
- Conduct a comprehensive review of the performance of both leadership and crew members on the project to identify areas for improvement and determine necessary changes to enhance overall effectiveness.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.



Parker Road CDD, (Oakmont)

Preliminary Landscape & Irrigation Management Plan



**Dates are used as an example.*



Reporting and Communication

[illegible]

Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication through pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.



**Sample Property- 4/5/21, 8:52
AM**

Bill (FGL), Tom (FGL)

Monday, April 5, 2021

Prepared For

11 Items Identified

Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE



Issue 1
 Selectively remove tall stalks on White BOP in a sectional manor.
 Removals tagged with orange tape



Issue 2
 Remove Mags on Cody Chase



Issue 3
 Declining Washingtonian on Cody Chase

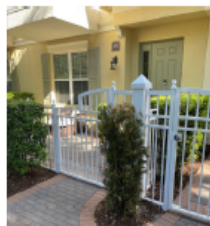


Issue 4
 Remove staking kit

SAMPLE



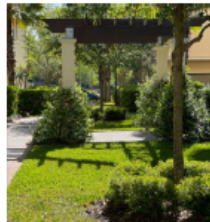
Issue 5
 Queen Palm on 46A dead from Ganoderma



Issue 6
 Possible irrigation issue on Podocarpus along 46A units



Issue 7
 Replace declining Pittisporum with turf



Issue 8
 Proposal for method to attach Jasmine to columns / pergola

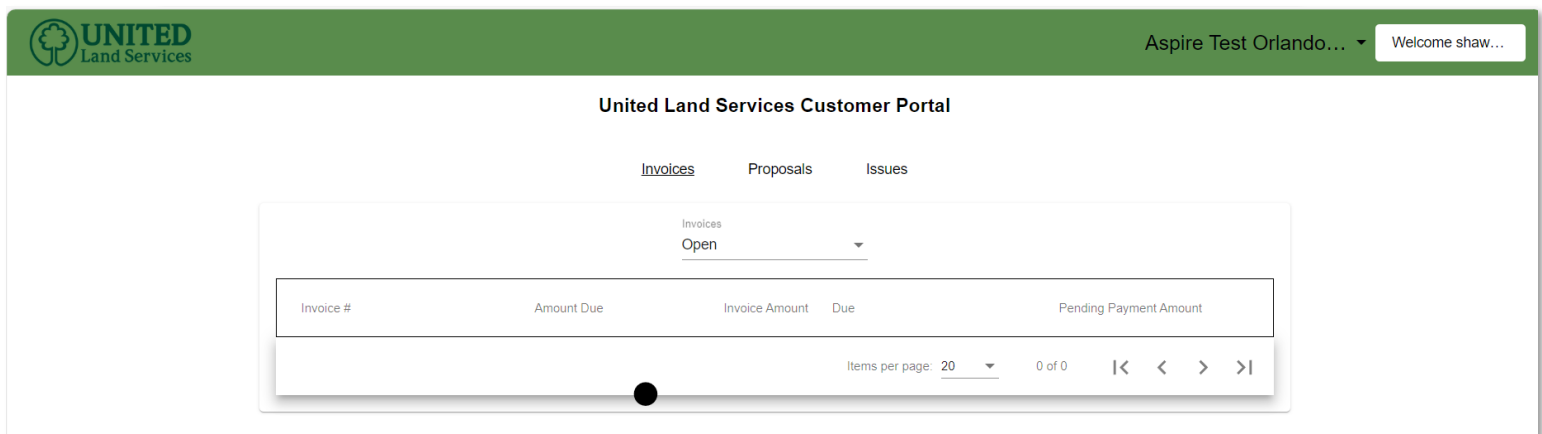
Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:



United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- View Past Work Orders
- Sign Proposals
- Pay Invoices
- Review Updates on Work Orders
- Create Issues
- View Proposals
- View Landscape Experts Notes
- Submit Work Orders

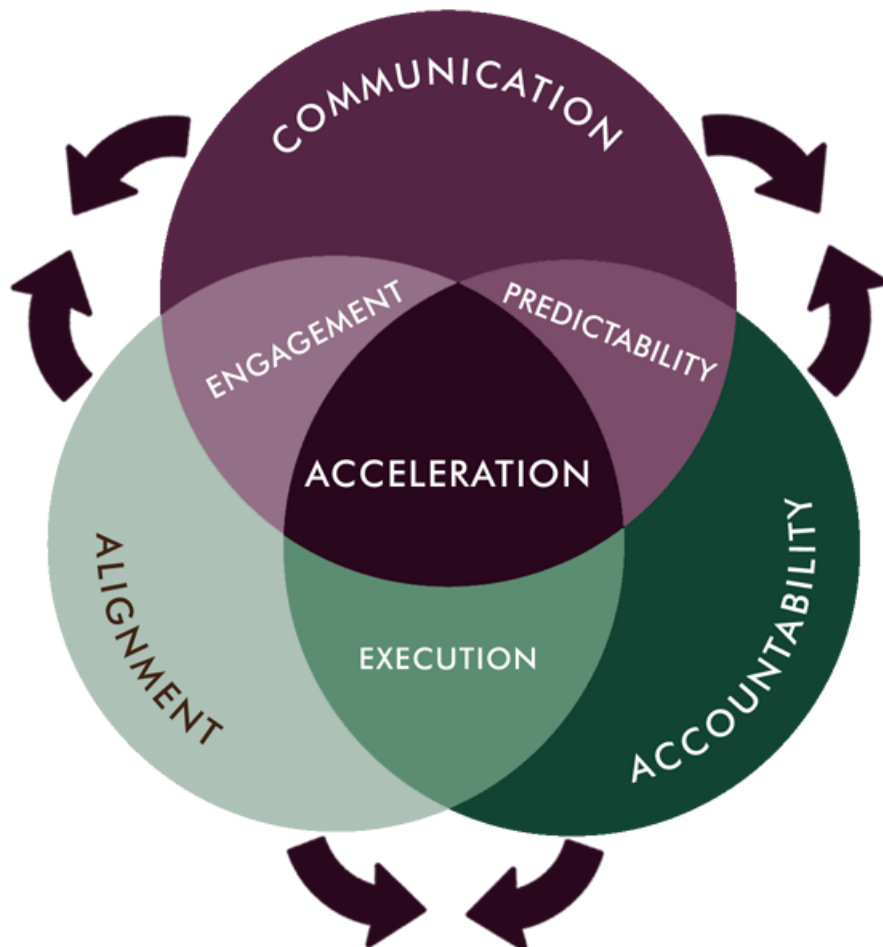
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals.
(Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.



Closing the Communication Gap

Mass Communication

At United Land Services, our dedicated account managers ensure seamless communication with our valued clients through our comprehensive newsletter service. Drawing from their extensive knowledge of our services and industry trends, account managers curate newsletters that keep clients informed about upcoming services, personnel changes, crew updates, and essential landscaping tips. By staying attuned to clients' needs and preferences, our account managers personalize each newsletter to deliver relevant and timely information, fostering strong client relationships and empowering them to make informed decisions. With a commitment to transparency and excellence, United Land Services' newsletters serve as a valuable resource, enhancing client satisfaction and facilitating collaboration for successful landscaping projects.

February 27, 2024
Volume 1, Issue 2



LANDSCAPE NEWSLETTER

Long Leaf Village HOA

In this issue:

- Spring Time Fertilizer treatments
- Crepe Myrtle Trimming
- Spring Service Map
- Requests for services

Spring Fertilizer

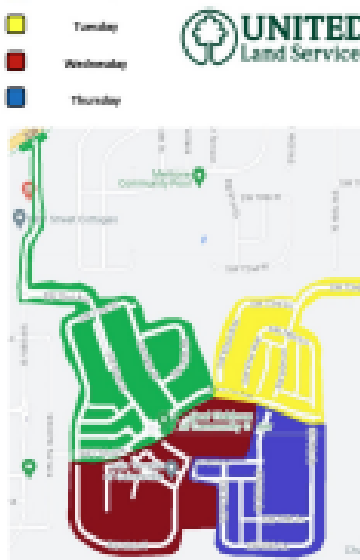
It's crucial to adhere to the commercial fertilizer restrictions in Alachua County, particularly from August to February, which limit the application of nitrogen during blackout months. This regulation helps in maintaining environmental balance and preventing nutrient runoff. When it comes to lawn care treatments, especially the application of nitrogen-based fertilizers, timing is key. Applying nitrogen too early on dormant turf grass can be detrimental. Soil temperature serves as a vital

indicator for the end of dormancy. Once the soil temperature reaches 60 degrees Fahrenheit and above, soil microbes become active and begin breaking down organic matter, signaling the end of dormancy for turf grass. Therefore, March marks an opportune time for the second lawn care treatment, this will include the first nitrogen fertilizer application of the season. By following these guidelines, we can ensure effective lawn care while also complying with local regulations and promoting environmental stewardship.

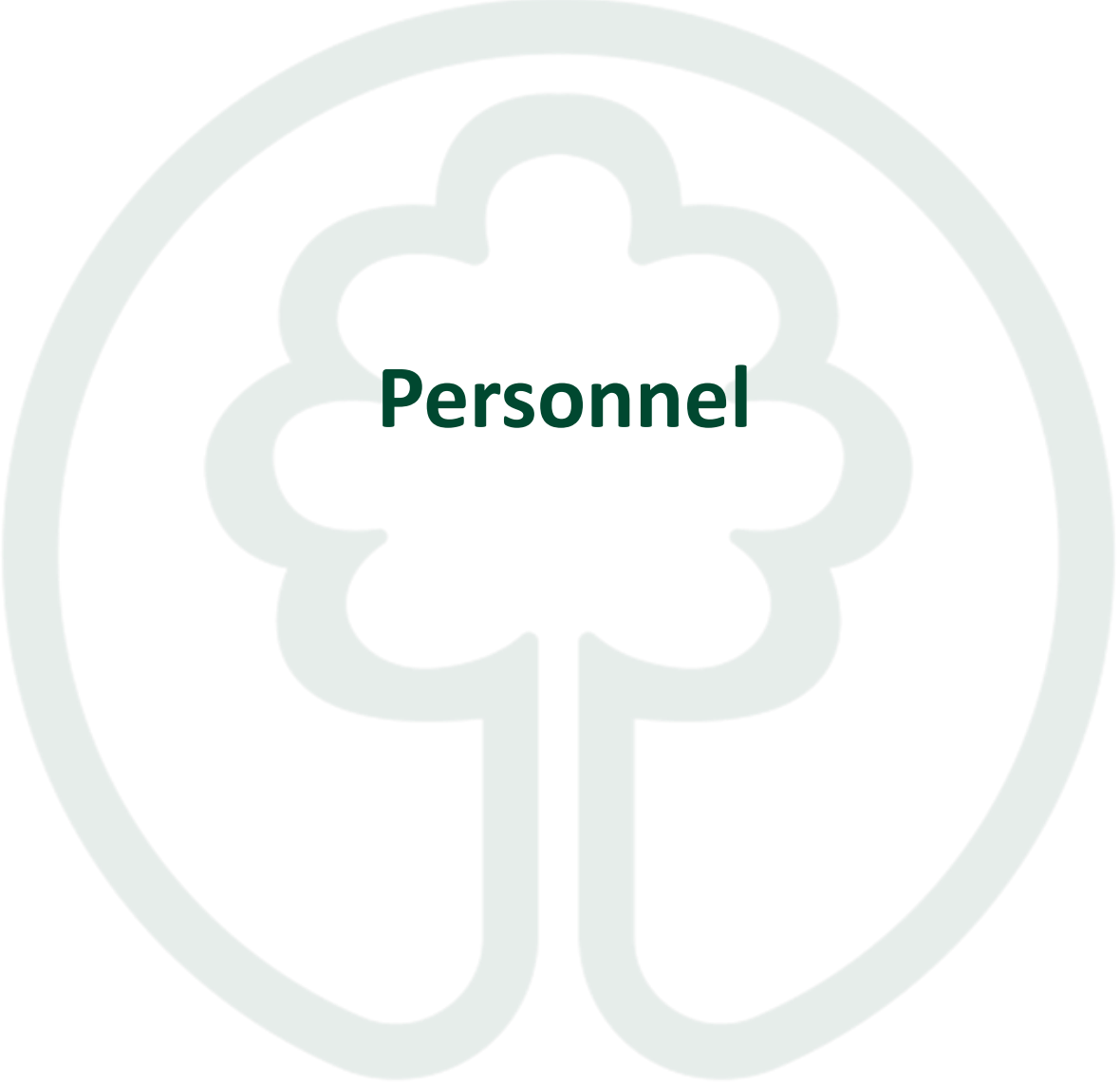
Crepe Myrtle Trimming

The glorious *Lagerstroemia indica*. (Crepe Myrtle) is as southern staple in landscapes across the Southeast United States. After blooming in the spring and losing leaves in the fall, Crepe's enter a dormancy stage like many other deciduous trees. During dormancy, seed pods and previous years growth is removed to make room for new growth.

Long Leaf Village HOA
Mow/Service Map





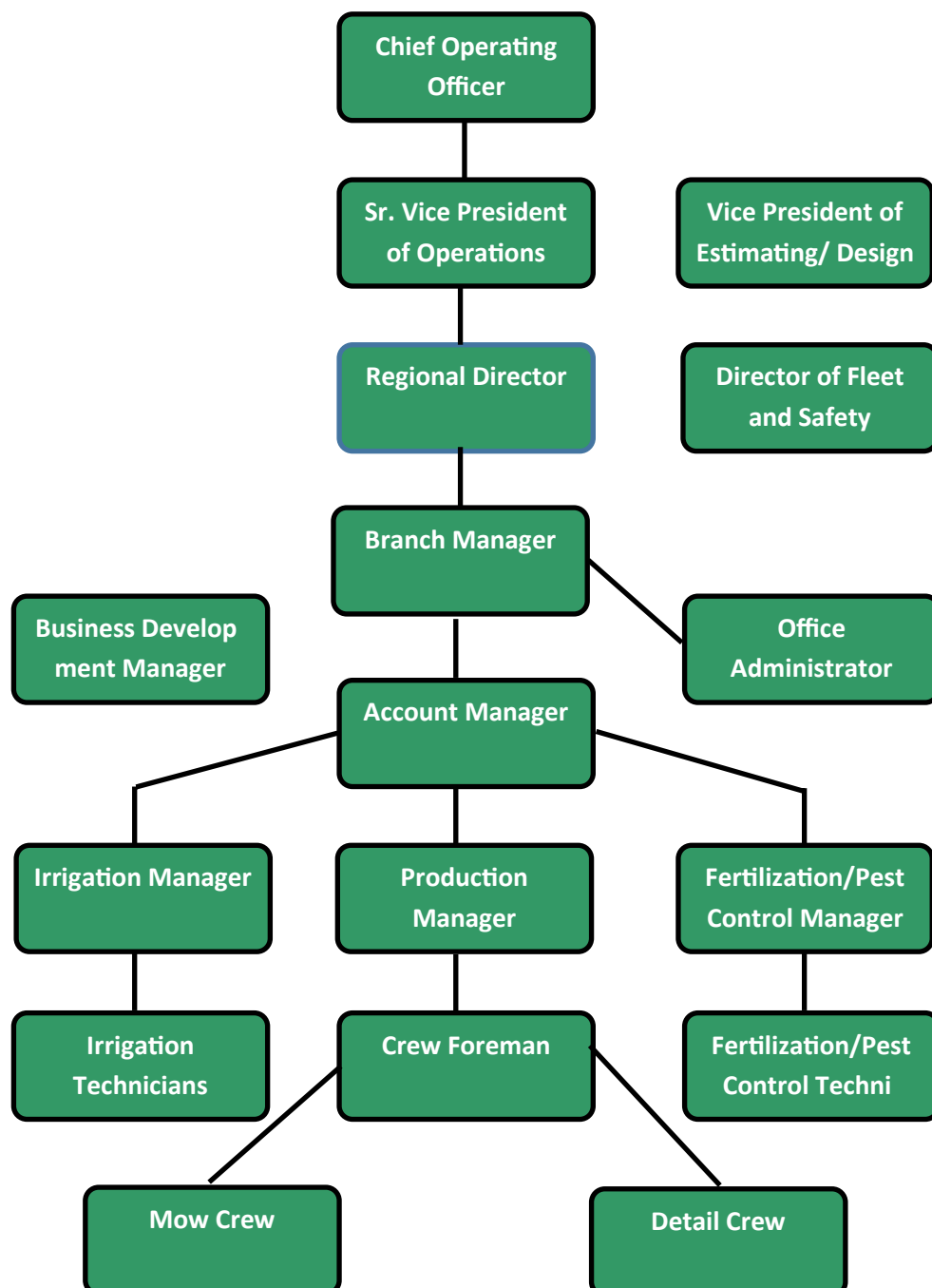


Personnel

Personnel

Corporate Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crew members. This structure ensures robust support for our team and delivers top-notch service to our clients. By setting clear expectations, providing training, and fostering a culture of excellence, we empower each member to excel in their role, guaranteeing professionalism and quality in every interaction. Our commitment to accountability not only strengthens internal cohesion but also ensures that clients receive the utmost satisfaction in every project.



Personnel

Meet Your Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

Regional Vice President

-Jason Ackman

-Oversees all landscape maintenance and installation for the central Florida regions.

Regional Director

-Bret Perez

-Oversees all United Operations in the Region and Offers Assistance to Local Branches.

Branch Manager

-Kevin Englert

-Leads all teams out of the Ocala Branch. Is responsible for operation at the District.

Account Manager

-Dillon Bauerfeind

-Onsite Management for all crews and primary point of contact for the District.

Business Development

-Luke Blackson

-Works with the district to ensure a smooth onboarding process including handing contracts and billing.

Director of Fleet & Safety

-Tom Enright

-Develops a comprehensive safety plan company wide. Provides capitol resources for all branches.

Bob Blandford

Chief Executive Officer



Bob Blandford leads our team as an accomplished executive with more than 25 years of experience in the landscape industry. Bob believes in our mission, our people, and our products as well as providing the best possible customer service. He is driven to do whatever it takes to be the best partner with the best company culture in the business.

Experience

2019 – Present

United Land Services – Chief Executive Officer

- Oversee executive leadership, public relations of the company and all company-related training
- Effectively manage a team of more than 450 employees in 8 different locations throughout the Southeast
- Develop and accomplish short-term goals and long-term objectives that further the company's growth

1998 - 2019

United Landscapes – Owner

At the age of 16, Bob Blandford started working for a commercial lawn maintenance company servicing customer such as Barnett Bank, TPC Sawgrass, and Jacksonville Golf and Country Club. In 1998, he went into business for himself, performing all facets of commercial construction and maintenance. Over the years, Bob built a company that now employs over 400 employees. They service customers such as HOA, CDD, commercial developers, and ten different national home builders. Bob Blandford also holds a Commercial Building Contractor's License and a Florida Irrigation License.

Licenses & Skills

- *Certified General Contractor*
- *Certified Pest Control Operator*
- *Certified Irrigation Contractor*
- *Certified Dealer In Agriculture*
- *Leadership & Growth Mindset*
- *Business Strategy & Planning*

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
bblandford@unitedlandservices.com

Ray Leach

Chief Operating Officer



Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2021 - Present

United Land Services – Chief Operating Officer

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021

Southern Scapes – President

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

Licenses & Skills

- Certified Irrigation Contractor
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747

Jacksonville, FL 32223

904-829-9255

rleach@unitedlandservices.com

[linkedin.com/in/ray-leach-8bb505174/](https://www.linkedin.com/in/ray-leach-8bb505174/)

Jason Ackman

Regional Vice President



Jason has joined the ULS team as the Regional Vice President of Operations, bringing about 30 years of commercial landscape experience and knowledge to the team. Jason has held a variety of roles in the green industry from operations to owner which plays an integral part in the companies goal to continuously improve for our future and current clients. His expertise will prove as an asset as we continue to grow in commercial landscape industry.

Experience

2023 - Present

United Land Services – Regional Vice President

- Formulate best practices in the green industry with all branches
- Implement efficient policies and procedures
- Coordinate labor operations and find ways to ensure customer retention
- Evaluate risk and lead quality assurance efforts
- Develop and oversee budgets and PNL
- Drive an ever improving safety culture

2022-2023

Benchmark Landscaping – President/ Owner

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2021-2022

Greenleaf Landscaping – President

- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2017-2021

Vesteco Management – President/Owner of Multifamily Management

2015-2017

Yellowstone – Area Field Director

1996-2017

Ackman Brothers Landscape– President/ Owner

Licenses & Skills

- Leadership
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

407-435-9554

jackman@unitedlandservices.com

Brett Perez

Regional Manager of Maintenance



Brett serves as our South Florida Regional Manager of maintenance. He has extensive knowledge in the green industry. Brett brings over 16 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Current

United Land Services – Regional Manager

- Achieving business goals and revenue targets.
- Overseeing daily operations, managing budgets, and setting performance objectives.
- Recruiting, training, and supporting branch managers
- Developing and implementing best practices in the green industry
- Planning, evaluating, and optimizing operations to be efficient and cost-effective.
- Dealing with escalated customer issues and incident reports.

2023- 2023

Benchmark Landscaping –Chief Operating Officer

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws

2021-2023

Inframark Management Services - Area Field Director

- Lead staff by communicating job expectations; planning, monitoring, and appraising job results;
- Design, develop, implement strategic site standards to address the Company's standards and client requirements.
- Instructing field crews on season specific work such as fall pruning, fertilizations, weed treatments, mulching, etc.

2015- 2021

Yellowstone Landscape -Branch Manager

2013-2015

Austin Outdoor -Branch Manager

2010-2012

Buckhorn Springs Golf and Country Club -Golf Course Superintendent

Education

B.S. of Science

Turf Science

University of Florida

Licenses & Skills

- Organization
- Problem solving
- Teamwork
- Leadership

Contact

813-784-1162

bperez@unitedlandservices.com

Cecil Gester

Director of Irrigation



Accomplished and energetic individual with a solid 30-year history of achievement in the landscape industry. Motivated manager with strong organizational and prioritization abilities. Areas of expertise include irrigation, drainage, and training. Skilled in training and mentoring employees to develop every technician to full potential.

Experience

2019 – Present

United Land Services – Irrigation Director

- Oversees all aspects of irrigation and enhancements for our commercial maintenance division.

1993 - 2021

WaterLink – Owner

- Oversaw multi-million dollar company in Jacksonville
- Managed and worked with Green Industry Professionals for 30+ years

Licenses & Skills

- Time Management
- Troubleshooting
- Training
- Safety
- Advanced Knowledge of Cloud Technology Systems

Contact

12276 San Jose Blvd. Ste, 747

Jacksonville, FL 32223

904-509-2232

cgeste@unitedlandservices.com

Kevin Englert

Branch Manager



Kevin has been in the Green Industry for over 14 years. He has worked his way through the industry understanding every aspect of landscape. Kevin takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2022 - Present

United Land Services – Branch Manager

- Planning, scheduling, and implementation of all landscape and enhancement operations throughout the branch.
- Quality control, safety, and routine training.
- Client relations and service
- Estimated materials, tools and employees necessary for successful project completion.

2021 - 2022

Lawn Enforcement –Branch Manager/ Maintenance Estimator

- Measuring and estimating property landscape
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth
- Overseeing the Branch budgets and financials

2014-2021

Metro Landscape/ Maintenance Estimator - Project Manager

2009-2014

All Phase Landscape - Account Manager

Education

B.S. of Business Management

University of Phoenix

Certified Sustainable Landscape Management

Certified Landscape Technician

Licenses & Skills

- Methodology implementation
- Leadership
- Organization
- Process implementation
- Strategic Planning
- Client Resolution
- CAD/Blueprint Proficient

Contact

904-676-0477

kenglert@unitedlandservices.com

Dillion Bauernfeind



Account Manager

Dillion serves as the primary contact for United Land Services clients. He builds and sustains long-term relationships, focusing on both client retention and ancillary sales, while providing oversight for field operations. Dillion supervises the Production Manager, who directly manages all field operations and Associate Account Managers. As a unified group, they are responsible for coaching and developing team members.

Experience

2023 - Present

United Land Services – Account Manager

- Planning, scheduling, and implementation of all landscape and enhancement operations throughout the branch.
- Quality control, safety, and routine training.
- Client relations and service

2021 - 2023

Lawn Enforcement - Account/ Branch Manager

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth

2019-2021

FEI Stabling - Manager

2017-2019

Ground Improvement Specialists- Lead Operator

2015-2017

Greater Gallatin Contractors - Irrigation Foreman

2013-2015

Rocky Creek Farm - Farm Manager

Licenses & Skills

- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

904-574-3810

dbauernfeind@unitedlandservices.com

Luke Blackson

Senior Business Development Manager



At United Land Services, Luke leads sales efforts, executes contracts, and supports operations to ensure smooth project delivery. He builds strong client relationships, assists with proposals, and works closely with field teams to drive growth and efficiency. His experience includes project management, cross-functional collaboration, and mentoring teammates to help achieve organizational goals.

Experience

2023 – Present

United Land Services – Senior Business Development Manager

- Managed the full sales cycle for commercial landscaping services across key markets.
- Ensure all contracts are finalized and the transition from sales to operation runs smoothly.
- Built and nurtured a strong pipeline of long-term client relationships.
- Led proposal development and marketing initiatives to support growth and brand visibility.
- Collaborated with estimating to ensure accurate, competitive bids.
- Played a key role in onboarding and developing new team members.

2021 - 2023

Aero Groundtek – Business Developer

- Generated commercial, municipal, and residential landscape business throughout Florida.
- Established partnerships with clients, consultants, and subcontractors.
- Negotiated pricing and improved profit margins across awarded contracts.
- Worked cross-functionally with estimating and accounting teams for accurate proposal submissions.

2011-2021

Marion County Public Schools – Student Services Manager/ Social Studies Teacher

- Oversaw student services programs and supported over 25 teachers in behavioral management.
- Created individualized behavior plans for special needs students and analyzed behavioral data.
- Developed and implemented U.S. Government and Economics curricula aligned with state standards.

Licenses & Skills

- Communication & Leadership
- Strategic Sales & Project Management
- Client Relationship Development
- Critical Thinking & Team Collaboration
- Time Management & Adaptability
- Proposal Writing & Bid Strategy

Education

- Master's Degree-Florida Southern College 2019
- Bachelor's Degree– Florida State University 2011

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-544-0648
lblackson@unitedlandservices.com



Partnerships

Exclusive Partnership



Exclusive Partnership

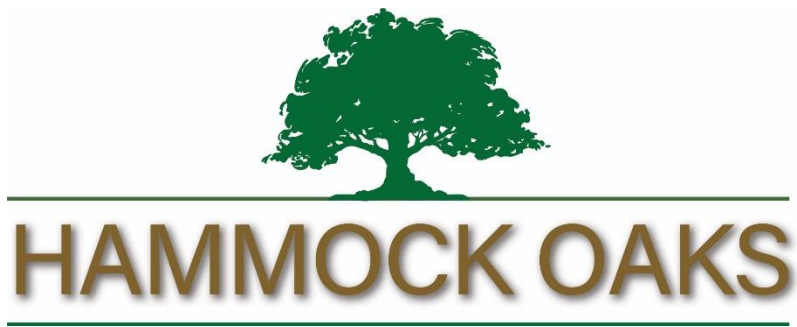


Exclusive Partnership



Partnerships

Property	Estimated Value
Swan and Dolphin at Disney Resort	\$1.5 Million
Orange Lake Resort	\$2.0 Million
Country Club at Champions Gate	\$1.4 Million
Celebration Community Development District	\$1.4 Million
Town of Kindred Community Development District 1 and 2	\$1 Million
Bridgewater at Viera	\$1.4 Million
The Villages Community Development District (District 14)	\$1 Million
Harmony West Community Development District and HOA	\$600,000
Heathrow Master Association	\$650,000
Sullivan Ranch	\$400,000
Tahoqua Community Development District	\$400,000
Cresswinds Community Development District and HOA	\$250,000
Alaqua Property Owners Association	\$250,000
Longleaf Homeowners Association	\$450,000
Hammock Oaks Community Development District and HOA	\$350,000
Magnolia Park Community Development District	\$200,000
Trillium Homeowners Association	\$225,000
Ariel Spring Apartments Complex	\$125,000
Homeowners Associations at Cherry Lake	\$200,000
Heath Preserve Homeowners Association	\$100,000



To Whom It May Concern,

I am pleased to recommend **United Land Services** for any landscaping projects you may be considering. In my role with Brookfield Kolter Land Partners, I've worked with United Land across several properties throughout Central Florida and the Southeast, and they have consistently delivered high-quality service with professionalism and reliability. Locally they are currently contracted to maintain the common areas and the individual homes for Hammock Oaks, and the under construction community of Grace Key; both in Lake County.

Their team brings a proactive approach to landscape maintenance and enhancement, with a clear focus on quality, responsiveness, and client satisfaction. They are easy to work with—communicative, dependable, and solution-oriented from start to finish.

United Land Services has proven to be a trusted partner, capable of managing both routine upkeep and larger-scale landscape initiatives with the same level of attention and care. I have full confidence in their ability to meet the needs of any community or development they serve.

Please feel free to reach out if you need additional details. I'm happy to provide further insight based on our positive experience.

Sincerely,

William Fife
Chairman – Hammock Oaks Community Development District
President – Hammock Oaks Community Association, Inc
Director of HOAs & CDDs; Brookfield Kolter Land Partners LLC

To whom it may concern,

I am writing to provide information on our working relationship on behalf of Inframark for United Land Services. Inframark has been working closely with United on several of our accounts, and we have consistently experienced their professionalism and exceptional responsiveness.

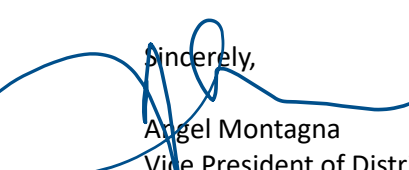
Whenever issues arise, United Land Services has shown great proficiency in handling them efficiently and effectively. Their prompt and thorough approach to problem-solving has been instrumental in maintaining the smooth operation of our projects.

Working with United Land Services has been a pleasure for the Inframark teams. Their commitment to delivering high-quality services and their dedication to customer satisfaction have greatly contributed to our successful partnership.

We highly recommend United Land Services for any future collaborations and can assure you that their expertise and professionalism will be a valuable asset to your organization.

Should you require any further information or have any specific inquiries, please do not hesitate to contact me.

Sincerely,

A blue ink handwritten signature, appearing to read "Angel Montagna", is written over the typed name.

Angel Montagna
Vice President of District Services
Inframark

April 28th, 2025

To Whom It May Concern,

I am pleased to write this letter of recommendation for United Land Services. Over the course of our professional relationship, United Land Services has consistently demonstrated exceptional expertise, reliability, and dedication to quality in all aspects of their work.

From routine maintenance to complex landscaping projects, their team has proven to be knowledgeable, responsive, and committed to excellence. They take great pride in their craftsmanship, always ensuring that properties are well-maintained. Their attention to detail, proactive communication, and willingness to go above and beyond have made them a valued partner for our organization.

I highly recommend United Landscape Services to anyone seeking a trustworthy and exceptional landscaping partner. I am confident that they will exceed your expectations, just as they have ours.

Please feel free to contact me if you would like any additional information.

Sincerely,
Michael Sakellarides
Field Services Director
Kai Management



352.331.9988
5950 NW 1st Place
Suite 160
Gainesville, FL 32607
VestaPropertyServices.com

To Whom It May Concern:

I am pleased to offer the following comments regarding United Land Services. United Land Services is contracted to provide lawn and landscape services for the Longleaf Homeowners Association located in Gainesville, Florida.

Company services were initiated on January 1, 2024, and services continue to the present time. The transition to United Land Services from our former provider was better than anticipated. Such transitions may be a challenge however United Land Services' direct communications made the process easier.

United Land Services' management team continues to meet with the HOA Board President and myself monthly to ensure the proper delivery of landscape services as well as special projects. The company implemented an on-line work order system known as *issuetrak*. I am optimistic this work order system will provide direct communications between the company and HOA owners.

Please do not hesitate to contact me should you require additional information regarding United Land Services' performance.

Kind Regards,

A handwritten signature in blue ink that reads 'Jessica Felver'. The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Jessica Felver

C.A.M.

Vesta Property Services

5950 NW 1st Place

Gainesville, FL 32607

352-331-9988

longleaf@vestapropertyservices.com

To Whom it May Concern:

I am writing to wholeheartedly recommend United Land Services for any landscaping projects you may be considering. As the Property Manager for Waterleigh Phase 4 Single Family & Townhome HOA's, I have had the pleasure of working closely with United Land Services on multiple occasions, and I can confidently attest to their exceptional professionalism, expertise, and commitment to excellence.

One example of their commitment to excellence is, when a homeowner called at 7AM on a non-maintenance day with a broken mail line, United's Team displayed remarkable efficiency and professionalism. Within just two hours of the call, they were onsite and swiftly completed the necessary repairs. Their prompt response not only prevented further damage but also minimized inconvenience for the homeowner. Such dedication and commitment to customer service are truly commendable and reflect positively on United's reputation.

Moreover, United Land Services consistently demonstrates a genuine passion for their craft, evident in every aspect of their work. Their dedication to customer satisfaction is unparalleled, and they go above and beyond to ensure that their clients' visions are not only realized but exceeded.

In addition to their technical skills the team at United Land Services is a pleasure to work with. They are approachable, responsive, and collaborative, making the entire process smooth from start to finish.

Based on my experiences, I have complete confidence in United Land Services' ability to deliver outstanding results on any landscaping project they undertake. Their professionalism, creativity, and commitment to excellence make them a truly exceptional partner.

If you have any further questions or require additional information, please do not hesitate to contact me. I am more than happy to provide any assistance I can.

I am certain that you will be as impressed with their work as I have been.

Sincerely,

Heather Burch, LCAM

Property Manager

Access Management

16150 Pebble Bluff Loop

Winter Garden, FL 34787

E: hburch@accessdifference.com P: 407-605-5588

CONDEV

April 23, 2024

To whom it may concern:

We are pleased to write this letter on behalf of the team at United Land Services. Our company has been working closely with United on several development projects both on the new landscape installation and maintenance fronts with great results.

United's responsiveness and attention to detail set them apart in the industry and have been a welcome addition to our development process. We now include United very early in the process when contemplating landscape design for new projects. We have found this very beneficial.

We highly recommend United Land Services when considering a dedicated landscape installation and maintenance team.

If we can provide any further information regarding our experience with United Land Services, please do not hesitate to contact us.

Regards,

CONDEV COMPANIES



Christopher J. Gardner
President

United Land Services References

Property: Longleaf Village of Gainesville
Name: Jessica Fevler
Email: jfelver@vestapropertyservices.com
Location: Gainesville, Florida
Service: Maintenance free community consisting of 415 homes servicing the landscape maintenance irrigation and agronomics.



Property: The Villages Community Development District 14
Name: Patrick (John) Baker
Email: John.Baker@districtgov.org
Address: The Villages, Florida
Service: Comprehensive landscape maintenance, irrigation management, and agronomics for roadways, basins, gates, and parks across District 14.



Property: Trillium Family Community
Name: Camilo Clark
Contact: cmclark@wisepropertymanagement.com
Address: Brooksville, Florida
Service: Landscape maintenance, irrigation, and agronomics for all common areas and townhomes for the community.



Property: Trailhead Landing
Name: Everett Mitchell
Contact : emitchell@artemislifestyles.com
Address: Ocala, Florida
Service: Landscape maintenance, irrigation, and agronomics for all common areas within the community.



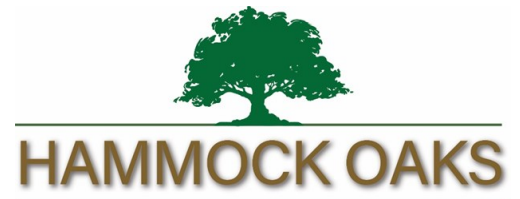
Property: Hammock Oaks CDD/ HOA

Name: William Fife

Contact : wfife@brookfieldkolter.com

Address: Lady Lake,

Service: Landscape maintenance, irrigation, and agronomics for all common areas and Single Family Homes in community



Property: Country Club Champions Gate

Name: Stephanie Taylor

Contact : Stephanie.Taylor@fsresidential.com

Location: Four Corners, Florida

Service: Maintenance free community consisting of 995 homes servicing the landscape maintenance, irrigation and agronomics.



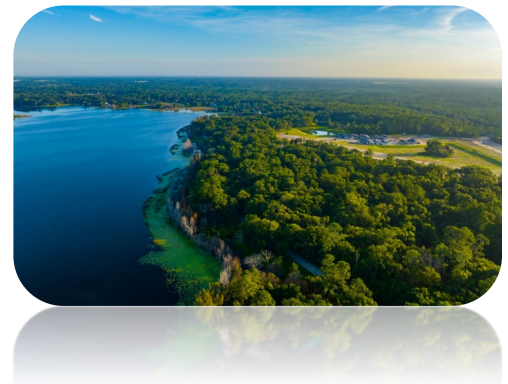
Property: Cresswinds of Deland

Name: Michael Sakellarides

Email: Michael@breezehome.com

Location: Deland, Florida

Service: Servicing the landscape maintenance and irrigation for the CDD and HOA Clubhouse.





Scope of Services:

Exhibit A: Scope of Services Summary

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE STANDARDS SCOPE OF SERVICES

Landscapes in the Parker Road Community Development (District) have been designed to complement the architectural character of the buildings and to be attractive to residents and guests. The landscape maintenance standards outlined herein are intended to keep the properties in excellent condition and maintain the overall design intent. Landscapes that are poorly maintained will distract from the guest experience. These standards are intended to comply with city of Gainesville and Alachua County ordinances, but in the event of a discrepancy, county ordinances will supersede.

Landscapes and hardscapes shall be maintained in a fashion that is considered “Clean, Green, and Well Defined”. Clean means that all parking lots, walkways, entrances, beds, and turf areas are free of weed, litter, and debris. Green means that all turf and plant material is healthy, fertilized as appropriate, and pest free. Well Defined means that all parking lots, walkways, beds, and turf edges are clearly defined. Mulch is applied to a proper depth. Annual color is used in high impact areas to enhance appearance.

I. General Guidelines

- A. All landscapes and hardscapes shall be maintained in a neat and clean manner. This is critical to the ability to attract and retain desired customers. Landscapers should have a “better than best” mindset when performing their work.
- B. All landscape personnel shall wear professional uniforms. Personal Protective Equipment, including but not limited to reflective vests, eye protection, and hearing protection shall be utilized at all times in accordance with applicable OSHA requirements.
- C. All equipment and vehicles utilized by landscapers shall be maintained in good condition, including appearance. Vehicles are to be kept clean and presentable and contain the vendor’s name and contact information.
- D. Landscape work shall be performed on days and times that are appropriate and do not interfere with activity at the site. Noisy work (mowing, edging, trimming) adjacent to residential areas is to be performed after 8:00am.
- E. Each section shall be policed for trash during each service. Trash and debris shall be collected and discarded off-site. Discarding into trash containers on the property is not permissible.
- F. A Landscape Log shall be maintained to record all work performed including routine service, pruning, applications of fertilizer and pest control, irrigation repairs, and project work. This log is to be submitted monthly to the District using a form approved by the District.
- G. Contractor shall walk the property with the District as requested. Initially this will be weekly. Frequency of walks may be reduced for a given site once the Contractor is established and performing well. Deficiencies noted during these walks shall be completed prior to the next scheduled walk.
- H. Proposals for improvements/additional services requested by the District shall be submitted within 3 business days.
- I. Contractor shall have staff available for after-hours emergencies and provide a 24/7 contact number.
- J. Contractor Warranty: Contractor shall warrant all plant material including grass, annuals, shrubs, trees, etc. for the duration of the contract, except for plants that are identified as declining in the Baseline Landscape Evaluation. Contractor is responsible for providing proper maintenance to ensure healthy plants that meet specifications.

Exhibit A: Scope of Services Summary

2. Baseline Evaluation
 - A. At the commencement of all new landscape contracts, the Contractor shall prepare a Baseline Landscape Evaluation and Assessment for the area included in their scope of work.
 - i. Photo documentation illustrating existing conditions.
 - ii. Inventory of all dead and declining plant material.
 - iii. Evaluation of all components of irrigation systems.
 - iv. Evaluation of ponds (if applicable).
 - v. Detailed report that includes observations, recommendations, and cost estimates for all recommendations.

3. Mowing
 - A. Prior to mowing, remove and dispose of litter and downed branches from all landscape areas. Contractor is not responsible for removal of excessive storm debris such as that from a named tropical event as part of this contract.
 - B. Mowing shall be in a manner consistent with landscape maintenance industry standards that ensures smooth surface appearance without scalping or leaving any uncut grass. Where possible, alternate mowing patterns.
 - C. Turf areas shall be mowed weekly during the growing season from April 1st through October 31st and bi-weekly during the non-growing season from November 1st through March 31st. Based on this schedule, Contractor shall perform approximately 42 mowing cycles per year. Seasonal adjustments may be necessary based on weather conditions and types of grass.
 - D. No more than 1/3 of the leaf blades should be removed during each cutting. Turf shall be maintained at the recommended height as indicated in the chart below:

Turfgrass Species	Optimal Mowing Height (inches)	Preferred Mower Type
Bahia	3.0-4.0	Rotary
Bermuda	0.5-1.5	Reel
St. Augustine - Floratam	3.5-4.0	Rotary
St. Augustine - ProVista	3.5-4.0*	Rotary
Zoysia	2.0-2.5	Rotary
*ProVista is a slow growing variety that should be mowed half as often as Floratam		

- E. At the completion of each mowing operation, turf areas shall be free from grass clippings. Mulching type mowers are permitted, but if clumping occurs, clippings shall be removed from the mowed area by the end of each service day. Discharging grass clippings into beds and tree rings is unacceptable and any visible clippings discharged into these areas shall be removed by the end of each service day.
 - F. Debris generated from mowing operations shall be removed and all areas left in a clean condition before moving onto the next zone.
 - G. If weather conditions prevent mowing on the schedule day, mowing shall be completed the following day. Mowing during inclement weather will not alleviate Contractor of responsibility for damage caused by the mowing of wet areas.
4. Edging & Trimming
 - A. Mechanical edging of turf shall be completed during each mowing service. Edging shall include around sidewalks, curbs, utility boxes, planting beds, and tree rings.
 - B. Chemical edging is not permitted.

Exhibit A: Scope of Services Summary

- C. Turf edges shall be maintained with even and clean 90-degree edges. Care should be taken to maintain bed edges as designed in either straight or curvilinear lines. Series of intentional identical beds shall be maintained so that the visual appearance is consistent.
- D. Weed eat to match mowing height. String-type trimmers shall not be used within 12 inches of trees, palms, landscape plantings, light poles and signs.
- E. Debris generated from edging & trimming operations shall be removed and all areas left in a clean condition before moving onto the next zone.
- F. Tree rings shall be 36" minimum diameter for canopy trees and 12" diameter for palms. Turf edge along beds shall be 12" from shrubs. Over time as the shrubs mature, reduce the turf area rather than sheering the shrubs. Turf edges along annual beds shall be 6" from annuals.
- 5. **Blowing**
 - A. All hardscapes and landscapes shall be maintained free from turf clippings, sand, seeds, seed pods, dates, pine cones, palm boots, palm fronds and other debris. This includes sidewalks, stairs, roadways, parking lots, curbs, utility boxes, planting beds, and tree rings.
 - B. Blowing should be performed in conjunction with mowing and trimming operations. It is unacceptable to wait until the end of the day to blow areas that were mowed and trimmed.
 - C. Areas sensitive to noise and blowing debris shall be hand swept rather than blown. Examples include areas with proximity to building entrances, pools, and special event setups.
 - D. Materials shall not be blown or placed into any storm water drain or body of water.
 - E. Care must be taken to prevent blowing debris onto vehicles or hardscape surfaces.
- 6. **Irrigation**
 - A. Contractor is responsible for plant health and shall notify the District in writing if at any time irrigation schedules are inadequate or if other irrigation issues are present. Careful monitoring shall occur, especially in drought periods when reclaimed water pressure may be reduced by the utility provider.
 - B. Contractor is responsible for notifying the District in advance regarding new plantings and renovations to ensure proper irrigation schedule is updated.
 - C. Contractor is responsible for making repairs to irrigation systems and ensuring the systems are operational at all times. Minor adjustments and repairs such as adjusting nozzles for proper coverage, raising & lowering of heads, nozzle cleaning and replacement, filter cleaning, and repairing small leaks is included in the contract. Small leaks that are included in the contract are defined as non-glued repairs such as tightening swing joints and threaded fitting. Other repairs are to be billed to the District according to the Schedule of Values. The District shall be notified prior to completing any repairs that will be in excess of \$500. The District shall not be billed to repair damages caused by mowers and other landscape equipment and practices.
 - D. When Contractor becomes aware of breaks and leaks, needed repairs shall be made prior to the next run cycle. Mainline repairs must be completed within 24 hours. Photos documenting repairs shall accompany all invoices for mainline repairs.
 - E. Valve boxes shall remain flush and level with grade. Damaged lids shall be replaced promptly.
 - F. Contractor shall have access to water trucks within 24 hours of request by the District, which is billed according to the Schedule of Values.
 - G. If turf or plant materials interfere with proper water output after proper trimming, sprinkler heads shall be adjusted. This may require raising or relocating heads which is included in the contract. It is unacceptable to remove or over-trim plant material.
 - H. As trees and plants grow, drip irrigation systems may require adjustment or removal to prevent girdling of roots. Contractor shall make recommendations to the District for these adjustments.
 - I. Whenever plant materials are replaced with different materials, irrigation needs shall be evaluated with appropriate adjustments made. When changing beds from shrubs to turf, irrigation may need to be modified to ensure proper irrigation and prevent over-watering. Hydrozoning of irrigation shall be included in the cost of enhancement projects.

Exhibit A: Scope of Services Summary

7. Beds

A. Preparation and Soil Quality

- i. Contractor is responsible for plant health. It is recommended that soils shall be tested annually to identify pH level of soil and develop the appropriate treatment plan. Soil amendments required to maintain healthy plants are the responsibility of the Contractor.

B. Annuals (Seasonal Color)

- i. Flowering annuals shall be used to enhance the overall appearance of properties. Annuals are to be planted in key areas where an extra "pop" makes a high impact on guests.
- ii. Annual beds are included in the contract. Contractor is responsible for measuring beds. Additional beds created after commencement of the contract shall be billed according to the Schedule of Values.
- iii. Seasonal change-outs shall occur 4 times per year and are included in the contract. Annuals should be replaced when they appear dead.
- iv. Contractor guarantees the survivability and performance of all flower beds for a period of 90 days. Annuals that fail to perform during this period shall be replaced immediately at the Contractor's expense.
- v. Selection and color of annuals shall be approved by the District prior to installation.
- vi. Annuals shall be minimum 4" pots and shall be installed according to the spacing in the following chart:

January	Petunias	12"
January	Pansies	6"
March	New Guinea Sunpatiens	12"
July	New Guinea Sunpatiens	12"
November	Poinsettias	10"

- vii. Mulch should not be added to annual beds, other than a light dusting of pine fines.
- viii. Annually, prior to the spring change out, existing soil shall be removed to a depth of 6" in all annual beds and replaced with new bedding soil consisting of 10% coarse sand, 25% pine fines, 15% vermiculite, and 50% compost.
- ix. Contractor shall maintain access to a reasonable supply of spare annuals to accommodate replacing annuals damaged by vehicles. Beds that are damaged by vehicles shall be restored within 24 hours and billed according to the Schedule of Values.
- x. Annual beds are to be maintained weed free at all times.
- xi. Declining blooms are to be removed immediately. Dead heading is included for all annuals deemed necessary by the District.
- xii. Freeze protection plans shall be implemented as needed for all annual beds. Contractor shall be responsible for prompt replacement of annuals for failure to take appropriate freeze protection measures.

C. Shrubs/Perennials

- i. When pruning, current techniques and standards approved by the International Society of Arboriculture shall be followed. Plants shall be selectively pruned to improve structure and health and to enhance flowering or appearance.
- ii. In general, shrubs are to be pruned with rounded edges to avoid creating a harsh boxed look. Exceptions are made where a squared hedge look is desired such as with podocarpus.
- iii. Where shrubs grow into turf areas, it is expected that the turf edge be cut back to allow room for plants to grow, as opposed to shearing plants in an unnatural way.
- iv. Occasional harsh pruning to stimulate new growth is included and shall be at the direction of the District.
- v. Dead plant materials shall be removed immediately and replaced within 5 working days. When replacing dead plants, consideration should be given to understanding why they died. Prior to replacement, soil amendments and irrigation adjustments may be required and are

Exhibit A: Scope of Services Summary

included in the contract. Recommendations for changing to a different type of plant material are welcome but must be approved by the District. Plants shall be replaced according to the Schedule of Values.

- vi. All vine type plants shall be trained and staked according to design intent.
- vii. Pruning shall occur as needed based on the specific plant varieties. This may range in frequency anywhere from annually to monthly. Pruning of flowering shrubs should be carefully timed to maximize blooming. Flowering shrubs should not be pruned until after the bloom cycle. Shrubs shall be maintained so that they are neat and clean at all times. Certain varieties require hand pruning to prevent damage caused by mechanical pruners.
- viii. Shrubs adjacent to structures, roadways, and sidewalks shall be pruned to maintain a clearance of 6" unless otherwise directed by the District.
- ix. Dead-heading shall be performed throughout the growing season to encourage further flowering.

D. Trees & Palms

- i. All tree bracing systems shall be checked regularly and adjusted as needed to prevent girdling. Braces and cables should be loosened or removed when appropriate. Bracing systems shall be removed after 12 months unless otherwise directed by the District. Removal of tree bracing systems is included in the contract.
- ii. Pruning of trees and palms up to a height of 12 feet is to be performed as needed during regular weekly service. Pruning of palms in excess of 12 feet is to be performed minimum two times per year to remove seeds, dates, and brown fronds. All specimen palms shall be maintained such that snapped or brown fronds are removed during each weekly service.
- iii. The central leader/trunk shall be maintained and protected. No topping is permitted.
- iv. Trees shall be pruned according to best practices for each variety. Street trees shall be maintained with a minimum seven-foot clearance from ground to lower branches over sidewalks and fourteen-foot clearance over roads and must not impede clear site lines and traffic clearance, including visibility of street signs.
- v. Crape Myrtles shall be only lightly pruned. Severe topping is not permitted except as directed by the District.
- vi. Magnolias shall be only lightly pruned and canopies shall not be raised except as directed by the District.
- vii. Trees shall be pruned when necessary to keep branches clear of buildings, lights, and signs. Branches rubbing on buildings is not acceptable.
- viii. Dead and broken branches shall be removed as often as necessary so that trees appear neat at all times. Hanging branches such as those hit by large trucks shall be removed immediately.
- ix. Palm fronds shall be removed when the frond is brown. Removing fronds prematurely can deprive the palm of nutrients and stunt growth. Fronds shall be removed as close to the trunk as possible without damaging the petiole base. Over-pruning ("hurricane cuts") of palms is not permitted. Palm pruning consists of removal of all dead fronds, seedpods, and any loose boots.
- x. Pruning of feature trees and other specimen plant material may only be performed after review and approval by a certified arborist.
- xi. All trees shall be maintained free of suckers and water sprouts.
- xii. Trees shall be inspected regularly for disease and dead or damaged limbs and pruned accordingly to prevent further damage and potential injury to guests.

DI. Mulching

- i. Standard mulch for most locations is natural shredded hardwood with no cypress content. Pine straw shall be used on pond bank slopes. Pine fines shall be used in beds with Asiatic Jasmine or similar ground cover which shall be mulched lightly. All mulch for each cycle shall be supplied from the same source to ensure consistent appearance.
- ii. Mulch shall be added to all beds two times each year with a thickness of 1-1/2".

Exhibit A: Scope of Services Summary

- iii. Mulch shall be maintained 3" thick except around the base of trees and shrubs. Mulch should be kept 6" away from the base of trees.
 - iv. Mulch shall not be added to annual beds except for a light dusting of pine fines to help with weed control.
 - v. Removal of existing mulch build-up is not included in the contract but is recommended every 3 years. Contractor shall submit a separate price for mulch removal and disposal.
8. Fertilization, Pest Control, and Weed Control
- A. Contractor is responsible for the health of plants. Fertilization, pest control, and weed control shall occur at regular intervals based on specific needs of various plant materials. Contractor shall determine the most appropriate timing and formulas for applications, based on recommendations from the UF/IFAS Extension. Soil testing is recommended but are at the Contractor's discretion.
 - B. Fertilization shall occur at least quarterly for all plants.
 - C. Flowering shrubs shall be fertilized monthly when in bloom.
 - D. Special care must be taken to ensure the health of palms which are expensive to replace. Contractor shall implement a comprehensive treatment program to promote health and prevent disease and infestation.
 - E. Application plans shall be submitted to the District each month, outlining the schedule for the month and product details.
 - F. Fertilizers shall be removed from hardscapes prior to rain or irrigating.
 - G. Additional or modified fertilization may be necessary to promote plant health and improve appearance. Fertilization rates should be adjusted to achieve healthy, mature, desirable growth. Fertilizers should only be applied when plants are actively growing.
 - H. All fertilizer applications are to be recorded in the Landscape Log and sent electronically to the District after each application.
 - I. Integrated Pest Management shall be implemented to ensure the most effective and safest treatment is utilized. Special care is to be given in areas where children are likely to encounter pests and pesticides.
 - J. Turfgrasses shall be inspected during each mowing service to identify early warning signs of pest and disease related issues. Treatment should occur immediately. Contractor is responsible for replacing turf that is damaged by pests, disease, or irrigation problems.
 - K. When pruning trees and shrubs that are diseased, pruning tools shall be sterilized to isolate the spread of disease. At times, complete removal of a plant may be required to prevent spread of infection. Replacement options shall be recommended to the District.
 - L. All landscapes and hardscapes are to be kept free of weeds at all times.
 - M. Weeds are to be controlled by the most efficient method, which may include hand removal, mechanical removal, and/or chemical removal.
 - N. Chemical weed control should be used cautiously around plant material. Contractor shall be responsible for replacing damaged plants resulting from improper spraying and overspray due to windy conditions.
 - O. Herbicides are not to be used in windy weather when there is risk of damaging nearby plant materials.
 - P. Weeds shall be controlled in turf at all times. Pre-emergent and post-emergent herbicides should be used as appropriate.
 - Q. All individuals engaged in commercial spraying shall be properly trained and have a valid pesticide applicator license issued by the Florida Department of Agriculture.
 - R. Contractor shall be responsible for replacement of plants that die as a result of improper application or lack of fertilizer, pest control, and weed control. Contractor shall not be held responsible to replace plants killed by diseases that are unpreventable.
9. Lighting
- A. Lighting is essential for security and safety as well as highlighting landscape and architectural features. Plant vegetation shall be trimmed to prevent intrusion around lighting and signage.

Exhibit A: Scope of Services Summary

- B. Monthly night-time inspections shall be performed to identify lights that are blocked by vegetation. Deficiencies are to be promptly corrected, including adjusting the angle of lights that have been bumped by lawn care equipment. Lights that are not functioning should be reported immediately to the District for repairs.
 - C. Lights that are damaged by Contractor shall be replaced at the Contractor's expense.
10. Pet Waste Stations
- A. Contractor will maintain all pet waste stations throughout the community, duties include
 - i. monitor pet waste stations minimum 2x weekly - ensure stations are no more than 1/2 full and if necessary, increase pickup / disposal frequency.
 - ii. remove pet waste and dispose off-site
 - iii. replace container liner (plastic disposal bag)
 - iv. replenish stock of pet waste disposal bags
 - v. Report any issues or damage to pet waste stations to the on-site Amenity Manager
11. Emergency Response
- A. Contractor shall recognize the District as a high priority client before and after emergency events such as hurricanes.
 - B. Pre-tropical weather event
 - i. As soon as a tropical storm watch or hurricane watch is issued for the area, all landscape related items on the property shall be secured.
 - ii. Ensure all weak (new) trees are properly staked and supported.
 - iii. Prepare equipment and supplies to be able to respond to the site after the storm.
 - C. Post-tropical weather event
 - i. Within 12 hours after a tropical storm warning or hurricane warning expires, or when it is safe to do so, the site shall be assessed for damage and cleanup shall commence by the landscape Contractor. Damage to buildings and major damage to the site shall be reported to the District immediately. Downed wires should not be approached and should be reported to the utility company immediately.
 - ii. Contractor will be compensated on a time and materials basis for reasonable labor and supplies required to clean up the site and restore it to its proper appearance. This includes but is not limited to collecting and disposing of debris, pruning damaged trees and shrubs, straightening trees and installing supports as needed, and sweeping parking lots. Major expenses such as tree replacement shall be reviewed with the District prior to proceeding.
12. Dry Retention Ponds - Servicing includes mowing entire pond or any area that is accessible via mower.
13. Community Trails, - Servicing includes monthly grooming (Mowing / cutting back over growth) during the growing season, and every two months during the dormant season.
14. List of Appendices:
- A. Fertilization Program.
 - B. Community Site Map showing common areas and boundaries of Contractor's scope.
 - C. Schedule of Values for additional work outside the contract scope.

Exhibit A: Scope of Services Summary

APPENDIX A PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT FERTILIZATION MATRIX

1. SHRUBBERY, CANOPY TREES, PALMS, AND ORNAMENTAL GRASSES

Date	Type	Rate
February	8 - 2 - 12	15 pounds of fertilizer per 1000 square feet
May	8 - 2 - 12	15 pounds of fertilizer per 1000 square feet
August	8 - 2 - 12	15 pounds of fertilizer per 1000 square feet
November	8 - 2 - 12	15 pounds of fertilizer per 1000 square feet

8 - 2 - 12 Label	
Material	
Total Nitrogen (N)	8.00
% Nitrate Nitrogen	0
% Ammoniacal Nitrogen	0
% Urea Nitrogen	8.000
% Water Insoluble Nitrogen	0
Available Phosphate (P205)	2.00
Soluble Potash (K20)	12.00
Total Sulfur (S)	13.544
Sulfur as S (Free)	0.808
Sulfur as S (Combined)	12.736
Calcium (Ca)	1.010
Chlorine not more than	0.048
Secondary Nutrients	
Total Magnesium (Mg)	4.80
Soluble Magnesium (Mg)	4.80
Total Soluble Manganese (Ma)	2.00
Total Chelated Iron (Fe)	0.200
Total Soluble Copper (Cu)	0.020
Total Soluble Zinc (Zn)	0.020
Total Boron (B)	0.100

Derived from:

Polymer coated Sulfate of Potash-Magnesia, Polymer coated Urea, Sulfate of Potash, Triple Superphosphate, Calcium Sulfate, Copper Sulfate, Gypsum, Iron EDTA, Manganese Sulfate, Sodium Borated, and Zinc Sulfate

Exhibit A: Scope of Services Summary

2. BAHIA, ZOYSIA, BERMUDA AND ST. AUGUSTINE

Date	Type	Rate
February	8 - 0 - 12	15 pounds of fertilizer per 1000 square feet
May	8 - 0 - 12	15 pounds of fertilizer per 1000 square feet
August	8 - 0 - 12	15 pounds of fertilizer per 1000 square feet
November	8 - 0 - 12	15 pounds of fertilizer per 1000 square feet

8 - 2 - 12 Label	
Material	
Total Nitrogen (N)	8.00
% Nitrate Nitrogen	1.00
% Ammoniacal Nitrogen	2.50
% Urea Nitrogen	4.50
% Water Insoluble Nitrogen	0
Available Phosphate (P205)	0
Soluble Potash (K20)	12.00
Total Sulfur (S)	12.14
Sulfur as S (Combined)	12.14
Chlorine not more than	0.078
Secondary Nutrients	
Total Magnesium (Mg)	4.00
Soluble Magnesium (Mg)	4.00
Soluble Manganese (Ma)	2.00
Chelated Iron (Fe)	0.20
Soluble Copper (Cu)	0.02
Soluble Zinc (Zn)	0.02
Boron (B)	0.05

Derived from:

Ammonium Nitrate, Polymer coated Sulphur Coated Urea, Polymer coated Urea, Sulfate of Ammonia, Sulfate of Potash, Sulfate of Potash-Magnesia, Triple Superphosphate, Copper Sulfate, Iron EDTA, Manganese Sulfate, Sodium Borate, and Zinc Sulfate

Exhibit A: Scope of Services Summary

3. PERENNIAL BEDDING PLANTS

Date	Type	Rate
March	10-10-17	1.5 pounds of fertilizer/100 square foot
June	10-10-17	1.5 pounds of fertilizer/100 square foot
September	10-10-17	1.5 pounds of fertilizer/100 square foot
December	10-10-17	1.5 pounds of fertilizer/100 square foot

Nutricote Controlled Release 10-10-17	
Label	
Material	
Total Nitrogen	10.00
% Nitrate Nitrogen	5.00
% Ammoniacal Nitrogen	5.00
Available Phosphorus (P205)	10.00
Soluble Potash (K20)	17.00
Secondary Nutrients	
Total Magnesium (Mg)	1.2
Total Manganese (Ma)	0.05
Total Iron (Fe)	0.16
Total Zinc (Zn)	0.01
Total Molybdenum (Mo)	0.015
Total Copper (Cu)	0.04
Total Boron (B)	0.01

Derived From:

Ammonium Nitrate, Ammonium Phosphate, Potassium Nitrate, Sulfate of Potash, Magnesium Sulfate, Sodium Borate, Copper Sulfate, Iron Sulfate, Manganese Sulfate, Ferrous Ethylenediamine Tetra acetate, Sodium Molybdate and Zinc Sulfate

Exhibit A: Scope of Services Summary

3. PERENNIAL BEDDING PLANTS

Date	Type	Rate
March	10-10-17	1.5 pounds of fertilizer/100 square foot
June	10-10-17	1.5 pounds of fertilizer/100 square foot
September	10-10-17	1.5 pounds of fertilizer/100 square foot
December	10-10-17	1.5 pounds of fertilizer/100 square foot

Nutricote Controlled Release 10-10-17	
Label	
Material	
Total Nitrogen	10.00
% Nitrate Nitrogen	5.00
% Ammoniacal Nitrogen	5.00
Available Phosphorus (P205)	10.00
Soluble Potash (K20)	17.00
Secondary Nutrients	
Total Magnesium (Mg)	1.2
Total Manganese (Ma)	0.05
Total Iron (Fe)	0.16
Total Zinc (Zn)	0.01
Total Molybdenum (Mo)	0.015
Total Copper (Cu)	0.04
Total Boron (B)	0.01

Derived From:

Ammonium Nitrate, Ammonium Phosphate, Potassium Nitrate, Sulfate of Potash, Magnesium Sulfate, Sodium Borate, Copper Sulfate, Iron Sulfate, Manganese Sulfate, Ferrous Ethylenediamine Tetra acetate, Sodium Molybdate and Zinc Sulfate

Exhibit A: Scope of Services Summary

4. SUPPLEMENTAL PALM - For nutritionally weak palms

Date	Tank Mixture	Rate
Monthly until recovery occurs	5lbs -20-20-20 + 25lbs tech Mangam + 1-gallon Roots: 1-2-3-+ 25lbs Magnesium sulfate/100 gallons water	Drench 5-gallon single palms, 10 gallons cluster Palms

OR

Date	Type	Rate
Every Three (3) months until recovery occurs	0-0-10	15 pounds of Fertilizer per 1000 square feet

0-0-10 LABEL	
Material	
Soluble Potash	10.00
Total Magnesium	5.00
Soluble Magnesium	5.00
Soluble Manganese	2.00

Derived From:

Polymer Coated Sulfate of Potash-Magnesia,
 Sulfate of Potash-Magnesia, and Manganese Sulfate

Scope of Services Summary

Maintenance Take-off

United Land Services is pleased to provide our take-off, generated by our in-house estimators, for service areas at Parker Road Community Development District. This take-off illustrates the areas we are bidding to maintain. If there are any areas we may have missed, please let us know so we can correct the estimate and ensure we are the best trade partner for you. Please refer to the map below for detailed coverage.





Method and Approach

Method and Approach

Narrative Approach to Scope of Services

1. General Guidelines

United Land Services understands the importance of maintaining a clean, green, and well-defined landscape. We will keep all areas free of weeds, litter, and debris during each service. Our staff will wear professional uniforms and OSHA-compliant PPE, and we will operate clean, branded vehicles and equipment. Noisy tasks will be performed only after 8:00 AM near residential areas. A monthly Landscape Log will be submitted detailing all services, and weekly property walks will be conducted with the District to ensure quality. We are available 24/7 for emergencies and warranty all plant material, excluding pre-identified declining plants.

2. Baseline Evaluation

At the start of the contract, United Land Services will conduct a comprehensive baseline evaluation. This includes photo documentation, an inventory of dead or declining plant material, irrigation system assessments, and a detailed report with recommendations and cost estimates.

3. Mowing

We will perform mowing weekly from April 1 to October 31 and bi-weekly from November 1 to March 31, totaling approximately 42 cuts per year. Turf will be maintained at species-specific heights: Bahia (3.0–4.0"), Bermuda (0.5–1.5"), St. Augustine (3.5–4.0"), and Zoysia (2.0–2.5"). Clippings will be mulched or removed to maintain a clean appearance, and mowing patterns will be alternated to prevent rutting.

4. Edging & Trimming

We will mechanically edge all turf areas during each mowing cycle, including around sidewalks, curbs, utility boxes, beds, and tree rings. Chemical edging is not permitted. Tree rings will be maintained at 36" for canopy trees and 12" for palms, with turf kept 12" from shrubs and 6" from annuals.

5. Blowing

All hardscapes and landscapes will be cleared of clippings, debris, and organic matter during each service. Sensitive areas will be hand-swept, and care will be taken to avoid blowing debris into storm drains or onto vehicles.

6. Irrigation

We will monitor and maintain the irrigation system, making minor repairs and adjustments as needed. Mainline repairs will be completed within 24 hours, and any repair over \$500 will be pre-approved by the District. We will also provide water trucks within 24 hours upon request and adjust irrigation systems as plantings mature or change.

Method and Approach

Narrative Approach to Scope of Services

7. Beds

We will test soil annually and apply amendments as needed. Seasonal annuals will be installed four times per year: Petunias and Pansies in January, New Guinea Sunpatiens in March and July, and Poinsettias in November. Annuals will be guaranteed for 90 days. Beds will be kept weed-free, and declining blooms will be removed promptly. Freeze protection will be implemented as needed.

8. Shrubs, Perennials, Trees & Palms

Shrubs will be pruned with rounded edges, except for squared varieties like Podocarpus. Dead plants will be replaced within 5 days. Trees and palms up to 12' will be pruned as needed, and taller palms will be pruned at least twice per year. Crape Myrtles and Magnolias will be lightly pruned only as directed. Palm pruning will avoid 'hurricane cuts' and include removal of brown fronds and seedpods.

9. Mulching

Mulch will be applied twice per year at 1.5" depth, maintaining a total depth of 3". Natural shredded hardwood mulch will be used, with pine straw on pond slopes and pine fines in Asiatic Jasmine beds. Mulch will be kept 6" away from tree trunks and not added to annual beds except for a light dusting of pine fines.

10. Fertilization, Pest & Weed Control

We will fertilize all plants quarterly using UF/IFAS-recommended formulas. Flowering shrubs will be fertilized monthly when in bloom. Integrated Pest Management will be implemented, and turf will be inspected during each mow. Weeds will be controlled using hand, mechanical, or chemical methods, and all applicators will be licensed.

11. Lighting

We will trim vegetation around lighting and signage, conduct monthly nighttime inspections, and report or correct any issues. Any damage caused by our crews will be repaired at our expense.

12. Pet Waste Stations

We will service all pet waste stations at least twice weekly, ensuring containers are no more than half full, replacing liners, restocking bags, and reporting any issues to the Amenity Manager.

Method and Approach

Narrative Approach to Scope of Services

I3. Emergency Response

Before tropical events, we will secure landscape items and support weak trees. After the event, we will assess the site within 12 hours and begin cleanup. All work will be billed on a time and materials basis, with major expenses pre-approved by the District.

I4. Dry Retention Ponds & Trails

We will mow all accessible areas of dry retention ponds and groom community trails monthly during the growing season and every two months during dormancy.

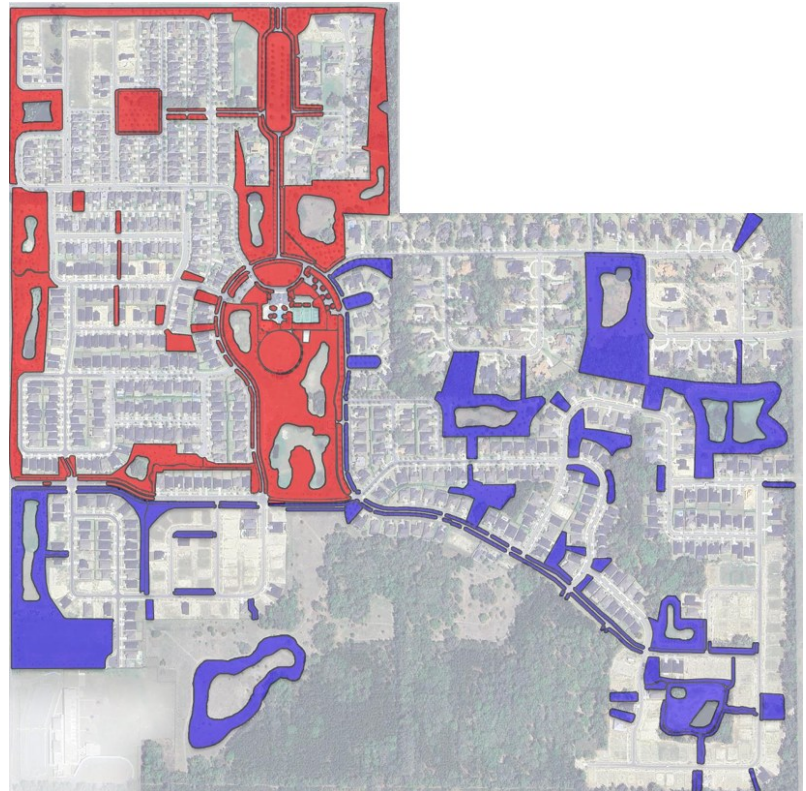
Method and Approach

Parker Road Community Development District Section 1 and 2

United Land Services has meticulously crafted a method to fulfill the standard scope of services required by Parker Road Community Development District, ensuring the delivery of top-tier quality services within the district. Our approach remains adaptable, allowing for adjustments based on production reviews conducted after the project commencement. Furthermore, we provide comprehensive documentation as part of our method and approach for Parker Road Community Development district to: facilitating transparency, clarity, and effective collaboration throughout the project lifecycle.

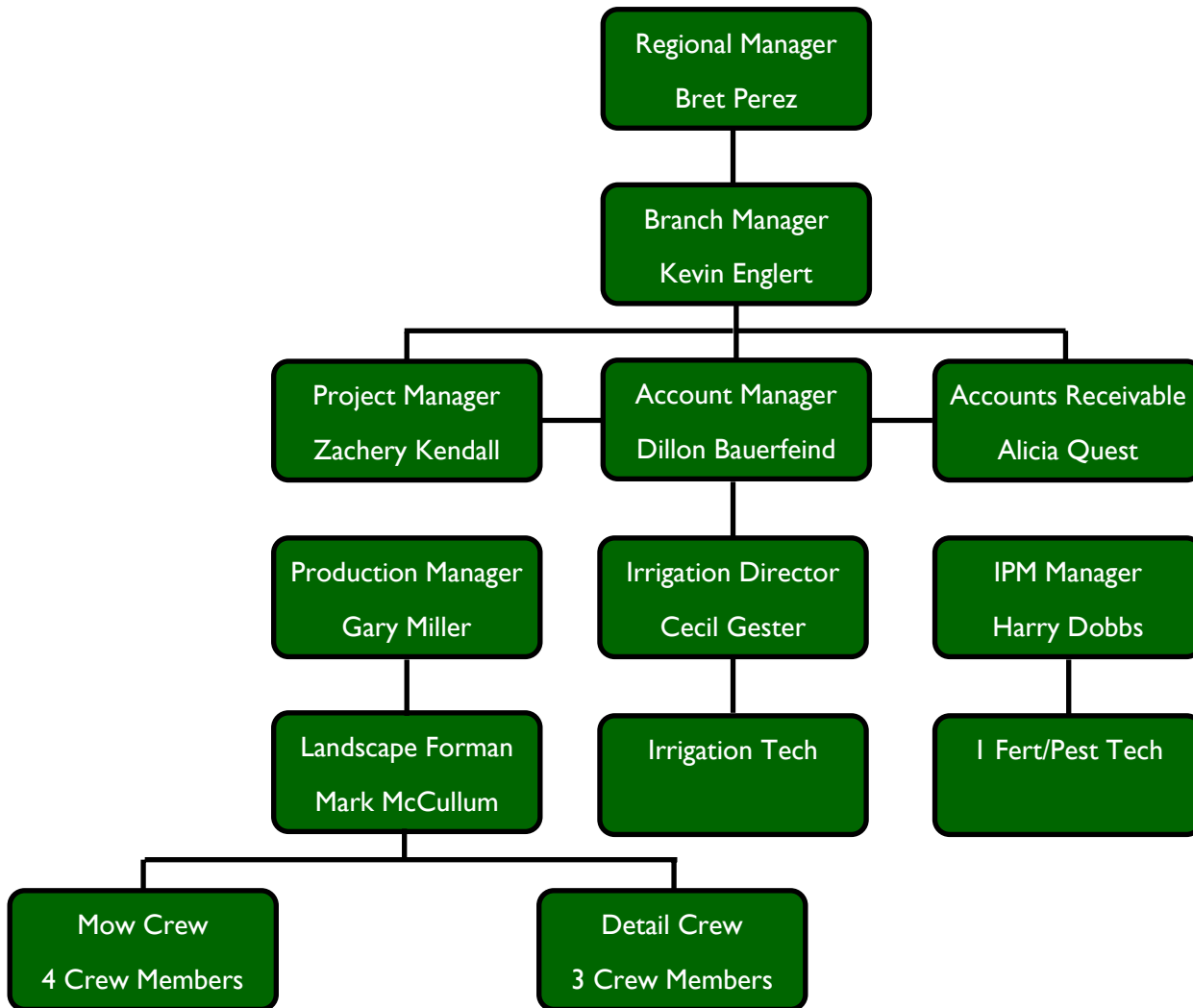
This section will include the following documents and information:

- The organizational chart includes personnel and the number of staff members assigned to the project, ensuring clarity in roles and responsibilities.
- Summary of man-hours to be used on property to maintain the highest quality landscape maintenance and care.
- Primary Services schedule for Parker Road CDD
- The yearly overview summarizes all project services, aiding in efficient planning and execution.
- The list details equipment assigned to the project, ensuring efficient resource management.



Method and Approach

Staffing Chart– Sections 1 and 2



Section 7: Method and Approach

Associated Man Hours: Section 1 and 2

Growing Season Weekly Task and Associated Man Hours (April-October)			
Monday	Tuesday	Wednesday	Thursday
Mow/ Edge Crew 40	Mow/ Edge Crew 40	Mow/ Edge Crew 40	Mow/ Edge Crew 40
Detail Crew 30	Detail Crew 30	Detail Crew 30	Detail Crew 30
Supervisor 10	Irrigation Tech 10	Supervisor 10	Supervisor 10
Total 80	Supervisor 10	Total 80	Total 80
	Total 90		

Non-Growing Season Weekly Task and Associated Man Hours (November-March)			
Monday	Tuesday	Wednesday	Thursday
Mow/Edge Crew 30	Mow/Edge Crew 30	Mow/Edge Crew 30	Mow/Edge Crew 30
Detail Crew 20	Detail Crew 20	Detail Crew 20	Detail Crew 20
Supervisor 10	Irrigation Tech 10	Supervisor 10	Supervisor 10
Total 60	Supervisor 10	Total 60	Total 60
	Total 70		

General Notes

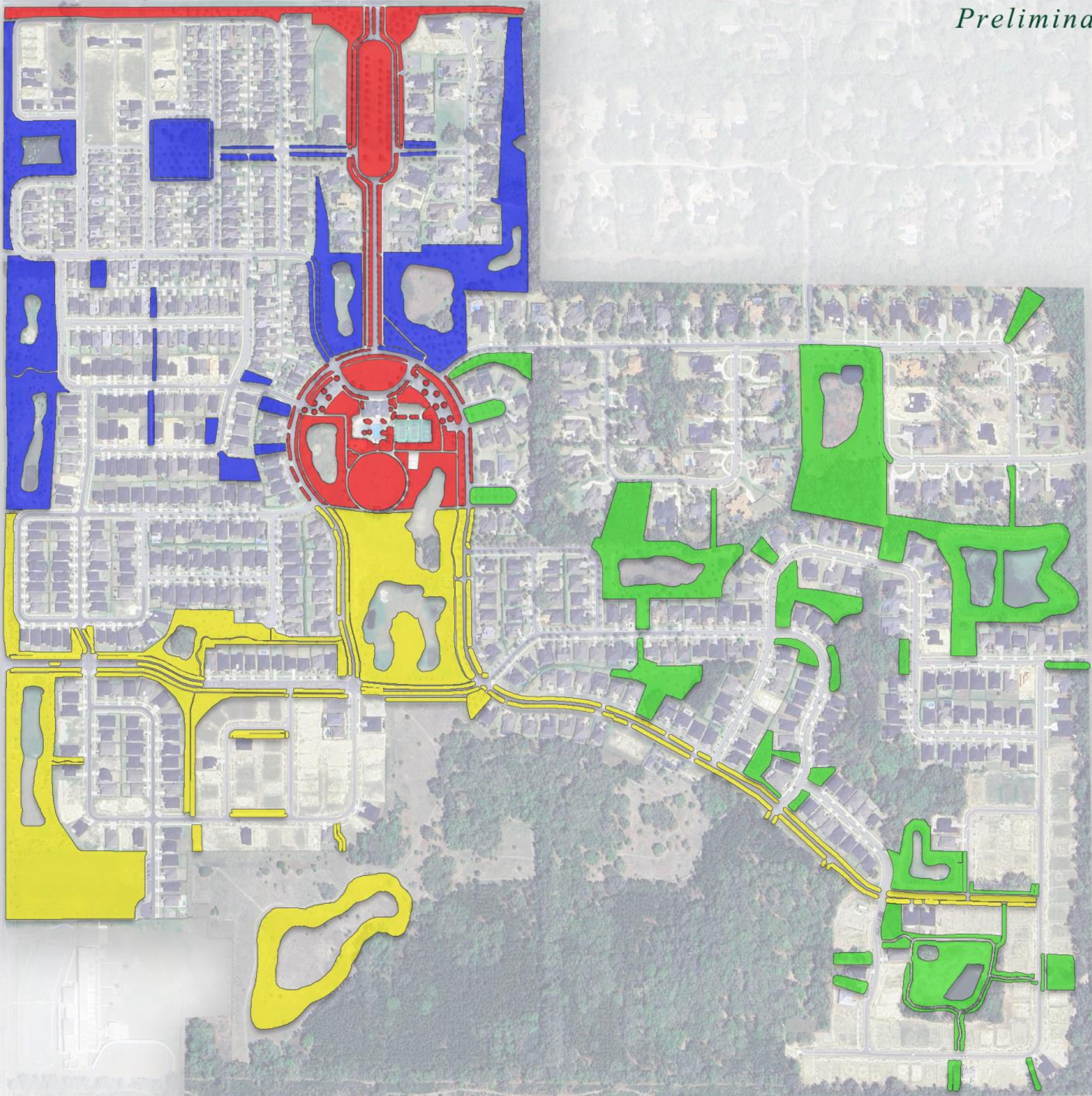
- ◆ Our schedule operates on a 40-hour/4-day work week, providing flexibility with Fridays for necessary adjustments due to weather or holidays.
- ◆ The account manager works five days a week to ensure continuous availability for irrigation calls, emergencies, and other essential duties throughout the week.
- ◆ All maintenance crews undergo cross-training in mowing, detail work, and flower installation. However, irrigation techs hold specialized positions and do not engage in other maintenance tasks.
- ◆ During the growing season, approximately 5 individuals will comprise the maintenance crew. The non-growing season the size of the crew may change. Additionally, a designated account manager and production manager will be assigned to oversee this task.
- ◆ **These man hours may be adjusted as necessary to uphold the high standards of United Land Services the Parker Road Community Development District**

Parker Road CDD, (Oakmont)

July, 2025

Preliminary Mow Schedule

- Day 1
- Day 2
- Day 3
- Day 4



Parker Road CDD, (Oakmont)

July, 2025

Preliminary Detail Schedule

- Week 1
- Week 2
- Week 3
- Week 4

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Soil Test												
Turf Fertilization												
Shrub Fertilization												
Perennials Beds Fertilization												
Annual Soil Replenishment												
Annual Flower Changeouts												
Irrigation Inspection	Monthly Irrigation Inspects and Reports											
Fert/Pest Inspection	Monthly Pest/Fert Inspections and Reports											
Manager Inspections	Weekly Property Inspection and Reports											

Method and Approach

Equipment List: Section 1 and 2

Equipment	Amount
Chevy Silverado 2500 CC	2
Chevy Silverado 1500 CC	1
Irrigation Van	1
Open Landscape Trailer 20'	2
54" John Deere Q850M	2
721" John Deer Z960M	2
Stihl BR600 Blower	3
Stihl FC 91 Edger	4
Stihl FS 91 Weed eater	4
Stihl Shear - Long	2
Stihl Shear - Medium	2
Stihl Power Pruner	2
Z-Spray	1
Stand on Spreader	1

Method and Approach

Parker Road Community Development District Section I

United Land Services has meticulously crafted a method to fulfill the standard scope of services required by Parker Road Community Development District, ensuring the delivery of top-tier quality services within the district. Our approach remains adaptable, allowing for adjustments based on production reviews conducted after the project commencement. Furthermore, we provide comprehensive documentation as part of our method and approach for Parker Road Community Development district to: facilitating transparency, clarity, and effective collaboration throughout the project lifecycle.

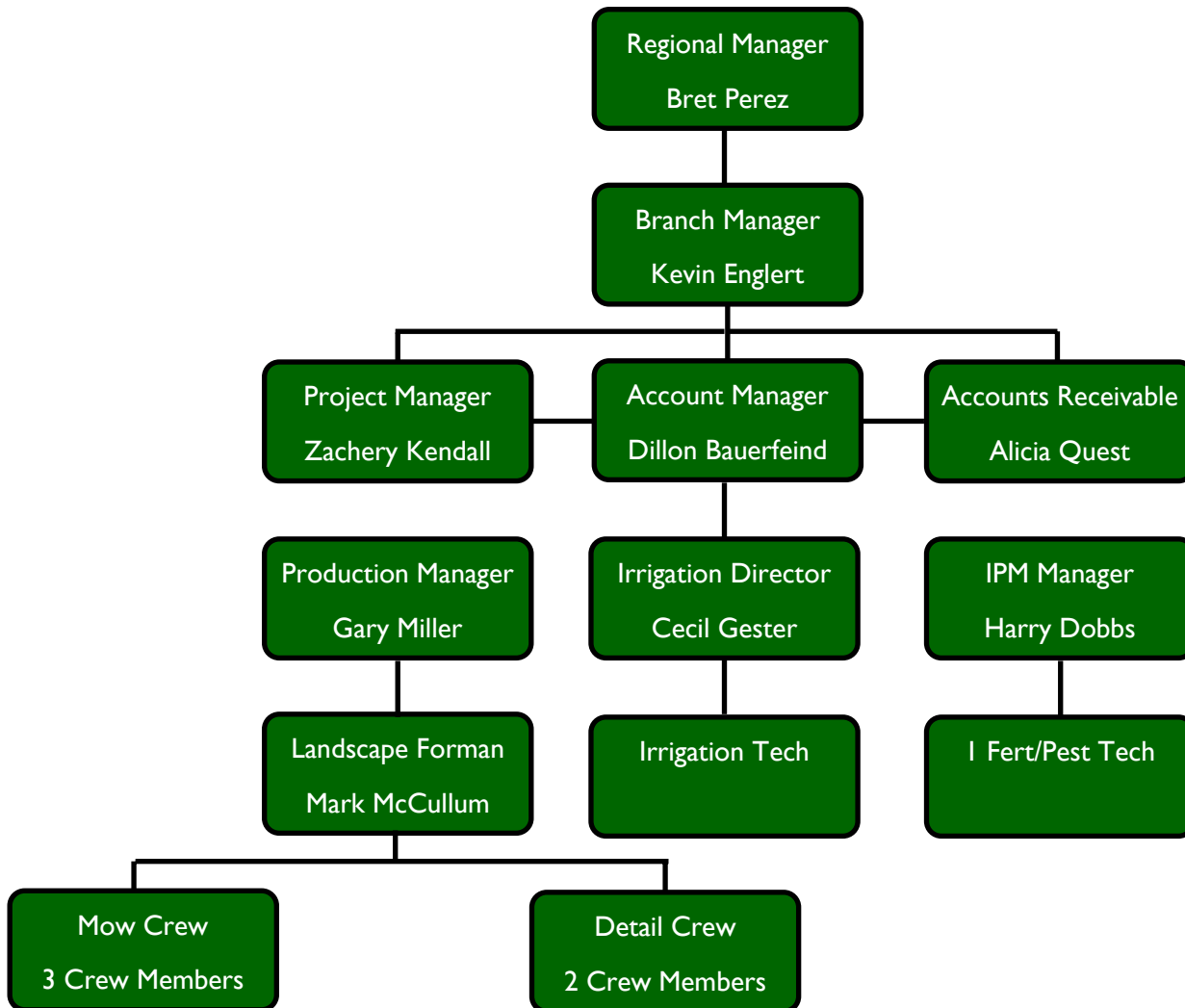
This section will include the following documents and information:

- The organizational chart includes personnel and the number of staff members assigned to the project, ensuring clarity in roles and responsibilities.
- Summary of man-hours to be used on property to maintain the highest quality landscape maintenance and care.
- The yearly overview summarizes all project services, aiding in efficient planning and execution.
- The list details equipment assigned to the project, ensuring efficient resource management.



Method and Approach

Staffing Chart– Section I



Method and Approach

Associated Man Hours: Section I

Growing Season Weekly Task and Associated Man Hours (April-		
Monday	Tuesday	Wednesday
Mow/ Edge Crew 30	Mow/ Edge Crew 30	Mow/ Edge Crew 30
Detail Crew 20	Detail Crew 20	Detail Crew 20
Supervisor 10	Irrigation Tech 5	Supervisor 10
Total 60	Supervisor 10	Total 60
	Total 65	

Non-Growing Season Weekly Task and Associated Man Hours		
Monday	Tuesday	Wednesday
Mow/Edge Crew 20	Mow/Edge Crew 20	Mow/Edge Crew 20
Detail Crew 10	Detail Crew 10	Detail Crew 10
Supervisor 10	Irrigation Tech 5	Supervisor 10
Total 40	Supervisor 10	Total 40
	Total 45	

General Notes

- ◆ Our schedule operates on a 40-hour/4-day work week, providing flexibility with Fridays for necessary adjustments due to weather or holidays.
- ◆ The account manager works five days a week to ensure continuous availability for irrigation calls, emergencies, and other essential duties throughout the week.
- ◆ All maintenance crews undergo cross-training in mowing, detail work, and flower installation. However, irrigation techs hold specialized positions and do not engage in other maintenance tasks.
- ◆ During the growing season, approximately 5 individuals will comprise the maintenance crew. The non-growing season the size of the crew may change. Additionally, a designated account manager and production manager will be assigned to oversee this task.
- ◆ **These man hours may be adjusted as necessary to uphold the high standards of United Land Services the Parker Road Community Development District**

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Soil Test												
Turf Fertilization												
Shrub Fertilization												
Perennials Beds Fertilization												
Annual Soil Replenishment												
Annual Flower Changeouts												
Irrigation Inspection	Monthly Irrigation Inspects and Reports											
Fert/Pest Inspection	Monthly Pest/Fert Inspections and Reports											
Manager Inspections	Weekly Property Inspection and Reports											

Method and Approach

Equipment List: Section I

Equipment	Amount
Chevy Silverado 2500 CC	1
Chevy Silverado 1500 CC	1
Irrigation Van	1
Open Landscape Trailer 20'	2
54" John Deere Q850M	2
721" John Deer Z960M	1
Stihl BR600 Blower	3
Stihl FC 91 Edger	3
Stihl FS 91 Weed eater	3
Stihl Shear - Long	2
Stihl Shear - Medium	2
Stihl Power Pruner	2
Z-Spray	1
Stand on Spreader	1

Method and Approach

Parker Road Community Development District Section I

United Land Services has meticulously crafted a method to fulfill the standard scope of services required by Parker Road Community Development District, ensuring the delivery of top-tier quality services within the district. Our approach remains adaptable, allowing for adjustments based on production reviews conducted after the project commencement. Furthermore, we provide comprehensive documentation as part of our method and approach for Parker Road Community Development district to: facilitating transparency, clarity, and effective collaboration throughout the project lifecycle.

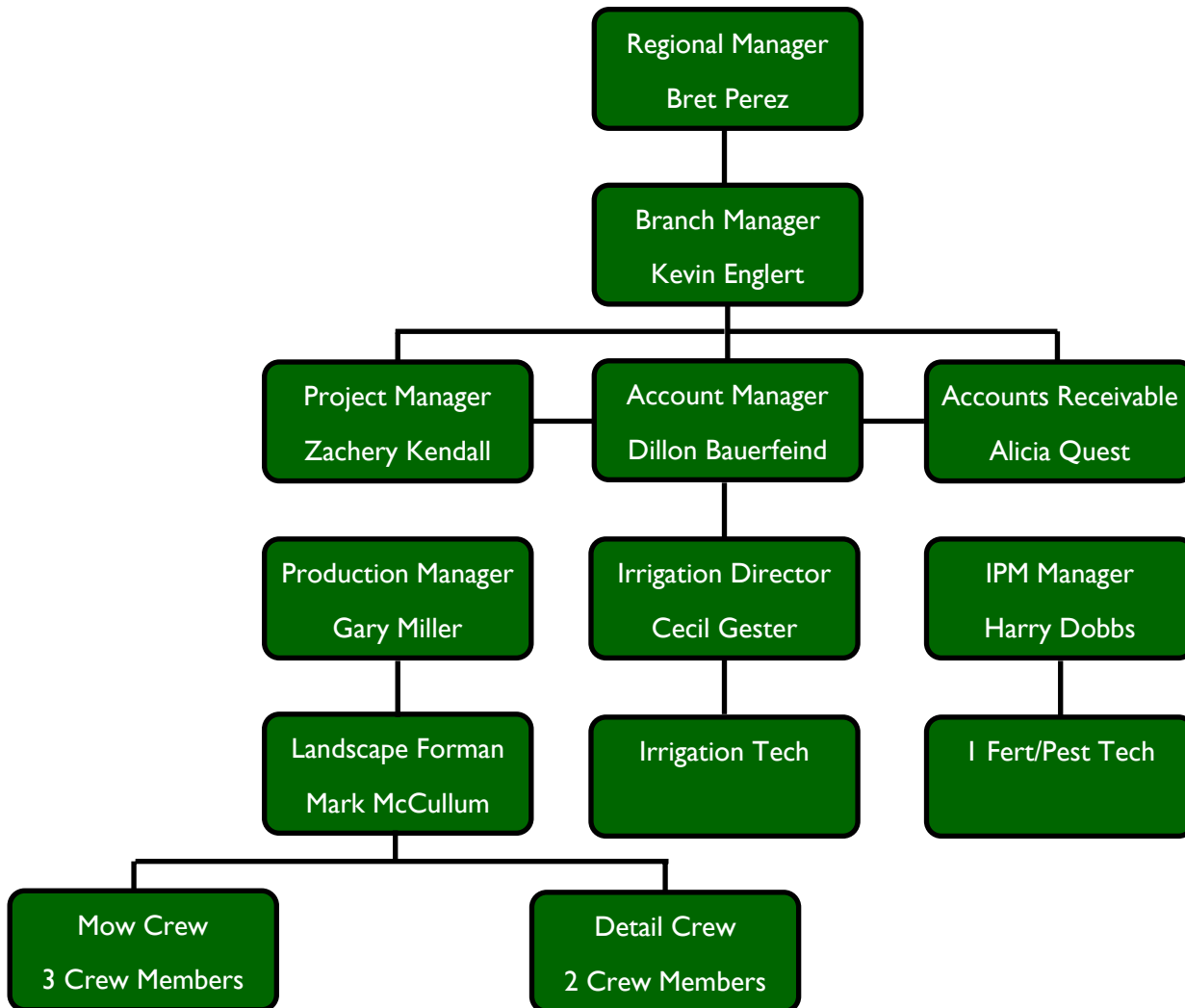
This section will include the following documents and information:

- The organizational chart includes personnel and the number of staff members assigned to the project, ensuring clarity in roles and responsibilities.
- Summary of man-hours to be used on property to maintain the highest quality landscape maintenance and care.
- The yearly overview summarizes all project services, aiding in efficient planning and execution.
- The list details equipment assigned to the project, ensuring efficient resource management.



Method and Approach

Staffing Chart– Section 2



Method and Approach

Associated Man Hours: Section 2

Growing Season Weekly Task and Associated Man Hours (April-October)			
Monday		Tuesday	
Mow/ Edge Crew	30	Mow/ Edge Crew	30
Detail Crew	20	Detail Crew	20
Supervisor	10	Irrigation Tech	50
Total	60	Supervisor	10
		Total	65

Non-Growing Season Weekly Task and Associated Man Hours (November-March)			
Monday		Tuesday	
Mow/Edge Crew	20	Mow/Edge Crew	20
Detail Crew	10	Detail Crew	10
Supervisor	10	Irrigation Tech	5
Total	40	Supervisor	10
		Total	45

General Notes

- ◆ Our schedule operates on a 40-hour/4-day work week, providing flexibility with Fridays for necessary adjustments due to weather or holidays.
- ◆ The account manager works five days a week to ensure continuous availability for irrigation calls, emergencies, and other essential duties throughout the week.
- ◆ All maintenance crews undergo cross-training in mowing, detail work, and flower installation. However, irrigation techs hold specialized positions and do not engage in other maintenance tasks.
- ◆ During the growing season, approximately 5 individuals will comprise the maintenance crew. The non-growing season the size of the crew may change. Additionally, a designated account manager and production manager will be assigned to oversee this task.
- ◆ **These man hours may be adjusted as necessary to uphold the high standards of United Land Services the Parker Road Community Development District**

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Soil Test												
Turf Fertilization												
Shrub Fertilization												
Perennials Beds Fertilization												
Annual Soil Replenishment												
Annual Flower Changeouts												
Irrigation Inspection	Monthly Irrigation Inspects and Reports											
Fert/Pest Inspection	Monthly Pest/Fert Inspections and Reports											
Manager Inspections	Weekly Property Inspection and Reports											

Method and Approach

Equipment List: Section 2

Equipment	Amount
Chevy Silverado 2500 CC	1
Chevy Silverado 1500 CC	1
Irrigation Van	1
Open Landscape Trailer 20'	2
54" John Deere Q850M	2
721" John Deer Z960M	1
Stihl BR600 Blower	3
Stihl FC 91 Edger	3
Stihl FS 91 Weed eater	3
Stihl Shear - Long	2
Stihl Shear - Medium	2
Stihl Power Pruner	2
Z-Spray	1
Stand on Spreader	1



Landscape Design

Landscape Design

Landscape Design Suggestions

United Land Services provides comprehensive landscape maintenance supported by an in-house design and enhancements team committed to creating beautiful, functional outdoor spaces. Our design professionals recently visited the Parker Road Community Development District and developed a series of conceptual renderings that showcase just a sample of what our team is capable of delivering. These designs are intended to inspire and demonstrate the potential for enhancing the community's overall aesthetic. We are eager to collaborate with representatives from the District to tailor these concepts and develop customized solutions that align with the community's vision and goals.



Parker Road CDD, (Oakmont)

Parker Road CDD, (Oakmont)

Existing



Potential

Landscape Design Suggestions:

Plant: Viburnum, 'Odoratissimum'
Crape Myrtle, 'Muskogee'
Italian Cypress
Azalea, 'Formosa'
Compacta Holly
Sunshine Ligustrum
Podocarpus, 'Pringles'
Aztec Grass
Seasonal Annuals

Parker Road CDD, (Oakmont)

Existing



Potential

Landscape Design Suggestions:

Plant: Viburnum, 'Odoratissimum'
Italian Cypress
Azalea, 'Formosa'
Compacta Holly
Sunshine Ligustrum
Aztec Grass
Dwarf Burfordi Holly
Agapanthus
Seasonal Annuals

Parker Road CDD, (Oakmont)

Existing



Potential

Landscape Design Suggestions:

Plant: Dwarf Burfordi Holly
Agapanthus
Camellia



Price Proposal

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

**OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES PROPOSAL**

TO: Parker Road Community Development District

FROM: Mr. [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

In response to your Notice of Solicitation, the undersigned hereby submits our Proposal for Landscape and Irrigation Maintenance Services within the Parker Road Community Development District. This Proposal has been prepared and submitted subject to the conditions and requirements set forth in the Request for Proposal and other applicable Proposal Documents, including all Addenda. All of the aforementioned documents, so far as they relate to this Proposal, are made a part hereof. The undersigned (Contractor) herewith proposes to provide the services stipulated for the lump sum prices given by the Schedule of Values, that is a part hereof.

The undersigned has carefully checked the Schedule of Values against the Request for Proposal including the Scope of Work before preparing this Proposal and submits them as correctly listing the complete work to be done in accordance with the Request for Proposal.

The undersigned Proposer has examined the entire request for Proposal Documents and all addenda and is acquainted with and fully understands the extent and character of the Work covered by this Proposal and the specified requirements for the Work. Further, the Proposer has examined the work site and is fully informed as to conditions at this site.

The undersigned Proposer certifies that no officer or agent of the Parker Road Community Development District is directly or indirectly interested in this Proposal.

The undersigned Proposer states that this Proposal is made in conformity with the Request for Proposal and agrees that in case of any discrepancy or differences between any condition of his Proposal and those of the Request for Proposal, the provisions of the latter shall prevail.

The undersigned Proposer acknowledges that the Request for Proposal requires proposers to submit proposals for individual district areas of maintenance and collectively submit a proposal for all areas (2 total). The District reserves the right to award Sections 1 and 2 separately to different proposers, or to award collectively to one proposer.

The undersigned Proposer certifies that he has carefully examined the project site, made his own measurements and prepared and checked the foregoing Proposal after the same was completed and has verified every item placed thereon; and agrees to indemnify, defend and save harmless the Parker Road Community Development District against any cost, damage or expense which may be incurred or caused by an error in his preparation of same.

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 ninety (90) days from that 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 the proposal constitutes 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 Parker Road Community Development District.

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

**OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES PROPOSAL
SUMMARY**

SECTION #1 (Refer to Maps Contained in II.b. of the Proposal Documents)

Basic Services

Total lump sum for all services covered in Request for Proposal:

Proposed Lump Sum	Monthly	Term Total	
Term 1	<u>\$32,172</u>	<u>\$386,064</u>	(for twelve (12) months)
Term 2	<u>\$32,172</u>	<u>\$386,064</u>	(for twelve (12) months)
Term 3	<u>\$33,780</u>	<u>\$405,360</u>	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
Annual Rotations (SF)	\$ 57,448	\$ 57,448	\$ 60,320
St. Augustine (SF)	\$ 59,500	\$ 59,500	\$ 62,470
Zoysia (SF)	\$ 69,415	\$ 69,415	\$ 72,885
Bermuda (SF)	\$ NA	\$ NA	\$ NA
Bahia (SF)	\$ 36,360	\$ 36,360	\$ 38,178
Shrub Beds (SF)	\$ 141,977	\$ 141,977	\$ 149,075
Trees & Palms	\$ 4,144	\$ 4,144	\$ 4,351
Irrigation	\$ 17,220	\$ 17,220	\$ 18,081
Mulch 65,000 sq ft	\$	\$	\$
TOTAL ANNUAL AMOUNT	\$ 386,064	\$ 386,604	\$ 405,360

Additional Services

Additional services that may be required will be based on a scope of work provided by the District Representative. Fees for additional services shall be an amount agreed upon by the District Representative and the Contractor. The amounts paid to Contractor for additional services detailed in the following schedule of values shall be as outlined in the schedule.

The Contractor has an opportunity, at the time of proposal submission, to request a blanket adjustment to the following schedule of values. If the Contractor is selected by the District to perform services, such adjustment shall be applied to the fees outlined in the schedule of values when additional relevant services are rendered by the Contractor. Such adjustment, if desired, must be listed below at the time of proposal submission. Such adjustment will serve as a blanket adjustment applied to all of the fees listed in the schedule of values. Contractor's failure to provide an adjustment factor shall be considered acceptance of the fees outlined in the schedule of values.

Schedule of Values Fee Adjustment Factor

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
% Change to Prices in the Schedule of Values for the Listed Terms	3 %	3 %	3 %

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

**OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES PROPOSAL
SUMMARY**

SECTION #2 (Refer to Maps Contained in II.b. of the Proposal Documents)

Basic Services

Total lump sum for all services covered in Request for Proposal:

Proposed Lump Sum	Monthly	Term Total	
Term 1	<u>\$15,625</u>	<u>\$187,500</u>	(for twelve (12) months)
Term 2	<u>\$15,625</u>	<u>\$187,500</u>	(for twelve (12) months)
Term 3	<u>\$16,406</u>	<u>\$196,872</u>	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
Annual Rotations (SF)	\$ 3,704	\$ 3,704	\$ 3,890
St. Augustine (SF)	\$ 43,098	\$ 43,098	\$ 45,252
Zoysia (SF)	\$ 11,855	\$ 11,855	\$ 12,448
Bermuda (SF)	\$ 20,472	\$ 20,472	\$ 21,495
Bahia (SF)	\$ 32,325	\$ 32,325	\$ 33,940
Shrub Beds (SF)	\$ 62,604	\$ 62,604	\$ 65,734
Trees & Palms	\$ 2,702	\$ 2,702	\$ 2,837
Irrigation	\$ 10,740	\$ 10,740	\$ 11,276
Mulch \$65 per cubic yard.	\$	\$	\$
TOTAL ANNUAL AMOUNT	\$ 187,500	\$ 187,500	\$ 196,872

Additional Services

Additional services that may be required will be based on a scope of work provided by the District Representative. Fees for additional services shall be an amount agreed upon by the District Representative and the Contractor. The amounts paid to Contractor for additional services detailed in the following schedule of values shall be as outlined in the schedule.

The Contractor has an opportunity, at the time of proposal submission, to request a blanket adjustment to the following schedule of values. If the Contractor is selected by the District to perform services, such adjustment shall be applied to the fees outlined in the schedule of values when additional relevant services are rendered by the Contractor. Such adjustment, if desired, must be listed below at the time of proposal submission. Such adjustment will serve as a blanket adjustment applied to all of the fees listed in the schedule of values. Contractor's failure to provide an adjustment factor shall be considered acceptance of the fees outlined in the schedule of values.

Schedule of Values Fee Adjustment Factor

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
% Change to Prices in the Schedule of Values for the Listed Terms	3 %	3 %	3 %

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

**OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
PROPOSAL SUMMARY**

Combined (Sections #1&2) (Refer to Maps Contained in II.b. of the Proposal Documents)

Basic Services

Total lump sum for all services covered in Request for Proposal:

Proposed Lump Sum	Monthly	Term Total	
Term 1	<u>\$45,291</u>	<u>\$543,492</u>	(for twelve (12) months)
Term 2	<u>\$45,291</u>	<u>\$543,492</u>	(for twelve (12) months)
Term 3	<u>\$47,555</u>	<u>\$570,660</u>	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
Annual Rotations (SF)	\$ 72,580	\$ 72,580	\$ 76,209
St. Augustine (SF)	\$ 91,280	\$ 91,280	\$ 95,844
Zoysia (SF)	\$ 69,926	\$ 69,926	\$ 73,422
Bermuda (SF)	\$ 23,130	\$ 23,130	\$ 24,287
Bahia (SF)	\$ 58,071	\$ 58,071	\$ 60,965
Shrub Beds (SF)	\$ 204,394	\$ 204,394	\$ 214,615
Trees & Palms	\$ 3,879	\$ 3,879	\$ 4,073
Irrigation	\$ 20,232	\$ 20,232	\$ 21,245
Mulch \$65 per cubic yard.	\$	\$	\$
TOTAL ANNUAL AMOUNT	\$ 543,492	\$ 543,492	\$ 570,660

Additional Services

Additional services that may be required will be based on a scope of work provided by the District Representative. Fees for additional services shall be an amount agreed upon by the District Representative and the Contractor. The amounts paid to Contractor for additional services detailed in the following schedule of values shall be as outlined in the schedule.

The Contractor has an opportunity, at the time of proposal submission, to request a blanket adjustment to the following schedule of values. If the Contractor is selected by the District to perform services, such adjustment shall be applied to the fees outlined in the schedule of values when additional relevant services are rendered by the Contractor. Such adjustment, if desired, must be listed below at the time of proposal submission. Such adjustment will serve as a blanket adjustment applied to all of the fees listed in the schedule of values. Contractor's failure to provide an adjustment factor shall be considered acceptance of the fees outlined in the schedule of values.

Schedule of Values Fee Adjustment Factor

	Term 1 (10/1/25 – 9/30/26)	Term 2 (10/1/26 – 9/30/27)	Term 3 (10/1/27 – 9/30/28)
% Change to Prices in the Schedule of Values for the Listed Terms	3 %	3 %	3 %



Mandatory Bid Documents

ORGANIZATION INFORMATION OF PROPOSER
OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
Gainesville, Florida

Page 1 of 12

5. List the location of the Proposer's office that would perform Parker Road Community Development District work.

Street Address: 2601 [] [] [] [] [] [] [] [] 484 []
P.O. Box (if any): _____
City, State, Zip: [] [] [] [] [] [] [] 34420
Telephone: 904-544-0648 Facsimile: _____
1st Contact Name: [] [] [] [] [] [] [] [] Title: [] [] [] r [] [] [] [] [] [] [] [] r []
2nd Contact Name: [] [] [] [] [] [] r [] Title: [] r [] [] [] M [] [] [] [] r []

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 Corporation? Yes () No ()
If no, please explain _____
Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

The state in which the Proposer is incorporated: [] [] [] [] r []
Is the Company in good standing with that state? Yes () No ()
If no, please explain _____
Date incorporated 2020 Charter No. M20000007475
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 a 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, provide the following:

Is the company in good standing with the Florida Secretary of State, Division of Corporation? Yes () No ()
If no, please explain _____
Is the Company in good standing with that state? Yes () No ()
If no, please explain _____
Date Proposer was organized _____

7.2 If no, provide the following:

The state in which the Proposer is organized: _____
Is the Company in good standing with that state? Yes () No ()
If no, please explain _____
Is the Proposer registered as a foreign partnership or limited company with the State

of Florida? Yes () No ()

If no, please explain _____

8. Does the Proposer hold any registration or licenses with the State of Florida applicable to the contract? Yes () No ()

8.1 If yes, provide the following information and attach one (1) photocopy of each listed license (attached additional sheets if necessary)

Type of Registration: _____

License No.: _____ Expiration Date: _____

Qualifying Individual: _____ Title: _____

List company(ies) currently qualified under this license: _____

SEE ATTACHED

8.2 Does the Proposer hold any registrations or licenses with Orange County or the City of Orlando applicable to this contract? Yes () No ()

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

9. 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:

(2022) \$125,000,000

(2023) \$225,000,000

(2024) \$280,000,000

10. What are the Proposer's current insurance limits?

General Liability \$1,000,000

Automobile Liability \$1,000,000

Workers Compensation \$1,000,000

Expiration Date 3/31/2026

11. 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 OSHA cited for safety violations

for safety violations resulting in a fine of \$7,500 and a citation for safety violations

11.1 What is the Proposer's current worker compensation rating (also known as Experience Modification Rating)?

79

17. **Has the organization or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity?** Yes () No (☐)

If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof.

The undersigned hereby authorize(s) and request(s) any person, firm, or corporation to furnish any pertinent information requested by the Boggy Creek Improvement District, or their 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 application.

United Land Services
Name of Proposer

By: [Signature]

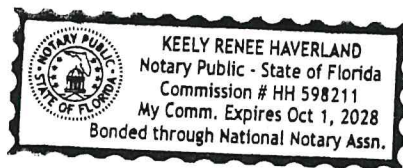
This July day of 7, 2025

By: Luke Blackson, Business Developer
[Type Name and Title of Person Signing]

State of Florida

County of Orange

The foregoing instrument was acknowledged before me this 7th day of July, 2025, by Luke Blackson, of the United Land Services, who is personally know to me or who has produced _____ as identification and who did / did not take an oath.



[Signature]
Signature of Notary Taking Acknowledgement

AFFIDAVIT OF CORPORATION

STATE OF Florida

SS:

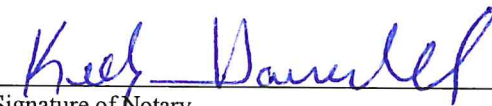
COUNTY OF Orange

Luke Blackson, (title) **Business Developer** of the firm of
United Land Services, being duly sworn, deposes and says

that the statements and answers to the questions concerning experience contained herein are correct and true of this date; and that he/she understands that intentional inclusion of false, deceptive, or fraudulent statements on this statement constitutes fraud; and, that the District considers such action on the part of the Proposer to constitute good cause for rejecting Proposer's proposal.

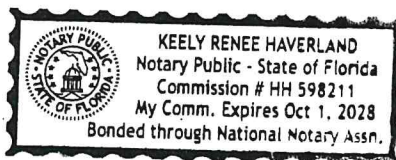

(Officer Must Also Sign Here)

Sworn to before me this 7th day of July, 2025.


Signature of Notary

Notary Public / Expiration: 10/1/28

(SEAL)



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

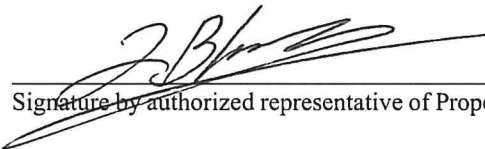
AFFIDAVIT OF NON-COLLUSION

STATE OF Florida

COUNTY OF Orange

I, Luke Blackson, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a **Business Developer** in the firm of United Land Services, 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 July day of 7, 2025.

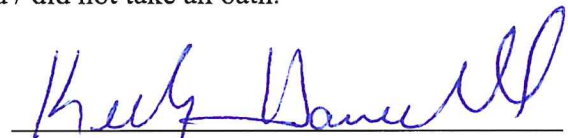

Signature by authorized representative of Proposer

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7th day of July, 2025, by Luke Blackson, of United Land Services, who is personally know to me or who has produced _____ as identification and who did / did not take an oath.




Signature of Notary Taking Acknowledgement

CORPORATE OFFICERS

Company Name rdrrddr

Date 7/8/2025

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

NAME OF PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Mr. [Name]	[Position]	[Responsibilities]	[Residence]
Mr. [Name]	[Position]	[Responsibilities]	[Residence]
Mr. [Name]	[Position]	[Responsibilities]	[Residence]
Mr. [Name]	[Position]	[Responsibilities]	[Residence]
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

Company Name Floirda ULS Operating LLC. DBA United Land Services Date 7/8/2025

What is the experience of the key management and supervisory personnel of the Proposer for both administration as well as operations?
(Attach resumes of key personnel here.)

INDIVIDUAL'S NAME	PRESENT TITLE	DESCRIPTION OF DIRECT JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Mr. [REDACTED]	Senior Vice President	Oversee all landscape maintenance operation	2	<20 years
Mr. [REDACTED]	Regional Manager	Oversee all North and West Florida operations.	2	<20 years
Kevin Englert	Branch Manager	Oversee all North Central Florida Operations	3	<15 years
Dillon Bauerfeind	Account Manager	Oversee multiple crews in area.	3	<10 years
Cecil Gester	Irrigation Manager	Oversee all irrigation crews.	2	<15 years
Bill Kinsey	Agronomics Manager	Oversee agronomics plan	2	<35 years

COMPANY OWNED MAJOR EQUIPMENT
(Attach additional sheets if necessary.)

Company Name Florida ULS Operating, DBA United Land Services

Date 7/8/2025

QUANTITY	DESCRIPTION	CAPACITY	NO. LOCATED IN	
			FLORIDA	OTHER
4	72' John Deer Mower	Used to maintain Park Road CDD	Florida	
2	52'/ 61' John Deer Mower	Used to maintain Park Road CDD	Florida	
	Stihl Weed Eater	Used to maintain Park Road CDD	Florida	
3	Stihl Edger	Used to maintain Parker Road CDD	Florida	
4	Backpack Blowers	Used to maintain Parker Road CDD	Florida	
1	Irrigation Van	Used to maintain Parker Road CDD	Florida	
1	Z Sprayer	Used to maintain Parker Road CDD	Florida	
1	Gator	Used to maintain Parker Road CDD	Florida	
2	1/2 Ton Pick up Trucks	Used to maintain Parker Road CDD	Florida	
1	Isuzu MPR	Used to maintain Parker Road CDD	Florida	

rMrd

MAINTENANCE CREW & SCHEDULING

Company Name rd r ddr

Date 7/8/2025

List the proposed crew size that will be assigned to the section(s) which are the subject of the Proposal (Daily Crew Member Sign In/Sign Out Sheets will be required and be reviewed):

DISTRICT SERVICE AREA	DAILY LANDSCAPE MAINTENANCE CREW MEMBERS	DAILY IRRIGATION MAINTENANCE CREW MEMBERS	ON-SITE FOREMAN	MANAGER
Section #1	5	1	☐ ☐ ☐ M ☒ d ☐ d ☐	☐ ☐ ☐ ☐ ☐ ☐ r ☐ ☐ d ☐
Section #2	5	1	☐ ☐ ☐ M ☒ d ☐ d ☐	☐ ☐ ☐ ☐ ☐ ☐ r ☐ ☐ d ☐
Combined (Section #1&2)	7	1	☐ ☐ ☐ M ☒ d ☐ d ☐	☐ ☐ ☐ ☐ ☐ ☐ r ☐ ☐ d ☐

List the proposed schedule to complete entire scope of services for the section(s) which are the subject of the Proposal:

DISTRICT SERVICE AREA	PROPOSED WORKDAYS (Monday – Friday)	HOURS PER WORKDAY
Section #1	M 08:00-11:00 A 08:00-11:00	10
Section #2	M 08:00-11:00 A 08:00-11:00	10
Combined (Section #1&2)	M 08:00-11:00 A 08:00-11:00	10

☐	I.a.	Advertisement for Request for Proposals	<u> </u> <u> </u>	(Initial)
☐	I.b.	Instructions to Proposers	<u> </u> <u> </u>	(Initial)
☐	I.c.	Organization Information of Proposer	<u> </u> <u> </u>	(Initial)
☐	I.d.	Non-Collusion Statement	<u> </u> <u> </u>	(Initial)
☐	I.e.	Acknowledgement of Receipt of Documents	<u> </u> <u> </u>	(Initial)
☐	II. a.	Scope of Services	<u> </u> <u> </u>	(Initial)
☐	II.b.	Map of Area to be Maintained	<u> </u> <u> </u>	(Initial)
☐	II.c.	Form of Landscape and Irrigation Maintenance Agreement	<u> </u> <u> </u>	(Initial)
☐				

☐ II.

☐ III. Proposal Forms

☐ IV. Evaluation Criteria

 ☐ ☐ (Initial)

 ☐ ☐ (Initial)

**Providing exceptional landscape services to partners
across the state of Florida.**



United We Grow!



*Uniting partners through exceptional
landscape services*



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of the Minutes of the:

- a. June 20, 2025, Board of Supervisors'
Meeting
- b. July 9, 2025, Landscape RFP Response
Opening Meeting

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
CONTINUED BOARD OF SUPERVISORS' MEETING
Friday, June 20, 2025
11701 SW 30th Avenue, Gainesville, FL 32608
1:00 p.m.**

Board Members present at roll call:

Marshall Rice	Assistant Secretary
Tara Ezzell	Assistant Secretary
Kelsy Hill	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager – PFM Group Consulting LLC	
Kwame Jackson	ADM - PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM Group Consulting LLC	(via phone)
Kiara Cuesta	PFM Group Consulting LLC	(via phone)
Ashley Quiros	PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Alisa Carlino-McGowan	Lifestyle Manager – Berman	
Samantha Sharenow	Berman	
Destiny Dawson	Berman	
Matt Davenport	Berman	

Various residents and audience members present.

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Carvalho called the meeting of the Parker Road Community Development District Board of Supervisors to order at 1:07 p.m. and the roll call was initiated. A quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are also listed above.

The Board held a moment of silence in memory of Barbara Staras.

Public Comment Period

There were no public comments at this time.

**Consideration of Kevin McGee's Letter of
Resignation from the Board of Supervisors**

The board reviewed the letter.

ON MOTION by Ms. Hill, seconded by Ms. Ezzell, with all in favor, the Board accepted Kevin McGee's Letter of Resignation from the Board of Supervisors.

Nominations for Vacant Seat 1 (Term Expires 11/2026)

Ms. Carvalho reviewed the terms for the vacant seats and the two resumes that were received.

The Board discussed the candidates. It was noted there should be further opportunity for persons interested in filling the vacant seats to provide their information.

Ms. Carvalho noted Ms. Carlino-McGowan can send an email blast regarding the vacancies to gain more interest and review more resumes. She recommended nominating one candidate in order to have a quorum at future meetings.

ON MOTION by Ms. Ezzell, seconded by Ms. Hill, with one opposed, the Board nominated Mr. Tim Momol to Vacant Seat 1, with a Term expiration of 11/2026.

Nominations for Vacant Seat 5 (Term Expires 11/2028)

The Board agreed to defer the decision until the July Board meeting. An email blast will be sent to residents to gain interest and receive resumes. The deadline to submit resumes will be July 23, 2025, in order to send to the Board for review.

Consideration of Resolution 2025-05, Electing Officers

Ms. Carvalho reviewed the current slate of Officers and noted a Chair and Vice Chair need to be chosen.

The Board briefly discussed the positions of officers and selecting interim officers. The Board agreed to appoint Ms. Ezzell to serve as interim Chair, and Mr. Rice to serve as interim Vice Chair.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved Resolution 2025-05, Electing Officers, with Ms. Ezzell as Interim Chair, Mr. Rice as Interim Vice Chair, Mr. Momol as Assistant Secretary, and all others remaining the same.

Mr. Rice read a statement to the Board presenting his views on the RFP process underway for a landscape service vendor.

Ms. Carvalho reviewed the RFP process and project manual for the Board. It was noted the statement provided was not factual, but perception.

There was brief discussion regarding the statement by Mr. Rice.

Ms. Buchanan gave an overview of the public procurement procedures and process. She also reviewed challenges that bidders can make against the District. She noted the Board can change the terms of the RFP to no longer make the pre-bid meeting mandatory. However, this does open the District up to a

specifications challenge, although a low risk. It is also not appropriate for Board Members to have one-on-one conversations with potential bidders.

Ms. Carvalho also noted the RFP process could be restarted if the Board desired.

The Board discussed the proposal submission process.

ON MOTION by Ms. Hill, seconded by Ms. Ezzell, with one opposed, the Board maintained the RFP process currently underway and upheld the mandatory pre-bid meeting.

There was brief discussion regarding the pool maintenance. It was noted the issues are being addressed.

Ms. Hill also noted Board members should not be responding to residents via social media.

The Board also discussed the mulch within the community. The mulching process begins on Monday.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the:

- a. May 7, 2025, Board of Supervisors' Meeting**
- b. May 28, 2025, Continued Board of Supervisors' Meeting**

The Board reviewed the minutes.

ON MOTION by Ms. Hill, seconded by Ms. Ezzell, with all in favor, the Board approved the Minutes of the May 7, 2025, Board of Supervisors' Meeting, and the May 28, 2025, Continued Board of Supervisors' Meeting.

Consideration of Resolution 2025-06, Amending Resolution 2025-04 Resetting the Date of the Public Hearing for the Adoption of the Fiscal Year 2026 Proposed Budget

Ms. Carvalho reviewed the resolution and noted it is to reschedule the public hearing to the August 15th meeting. This allows time to give residents notice of the budget increase.

The Board agreed to hold the August 15th meeting at 3:30 p.m.

ON MOTION by Ms. Ezzell, seconded by Ms. Hill, with all in favor, the Board approved Resolution 2025-06, Amending Resolution 2025-04 Resetting the Date of the Public Hearing for the Adoption of the Fiscal Year 2026 Proposed Budget for August 15th, 2025, at 3:30 p.m.

Consideration of Community Pressure Washing Proposals

- a. Quality Seal Services LLC**
- b. American Power Washing**
- c. Alpha 1 Pressure Washing**

Ms. Carlino-McGowan gave an overview of the proposals. She reviewed the areas that were still needing completion for 2025. Funds would need to be moved from the Amenity Gas line item to cover \$11,105.00. The recommendation is to move forward with Quality Seal Services, LLC.

The Board briefly discussed the expense.

ON MOTION by Ms. Ezzell, seconded by Ms. Hill, with all in favor, the Board approved the Proposal from Quality Seal Services, LLC, with \$11,105.00 being moved from the Amenity Gas line to cover the expenses.

Ms. Carlino-McGowan reviewed the proposals for pressure washing in 2026. She noted the budget is \$60,000.00. She recommended removing the areas under construction from the proposal.

ON MOTION by Ms. Ezzell, seconded by Ms. Hill, with all in favor, the Board approved the Proposal from Quality Seal Services, LLC, for Pressure Washing in 2026.

Consideration of Proposal for Design and Permitting of Pickleball Courts

Ms. Carlino-McGowan gave an update on the proposal for the Pickleball Courts. She noted the bid for the design and permitting came in \$1,000.00 over the approved not-to-exceed amount of \$15,000.00. Once complete, the project can move forward.

The Board briefly discussed the cost.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Proposal for Design and Permitting of Pickleball Courts, in the amount of \$16,000.00.

Consideration of Proposals for Trash Cans

Ms. Carlino-McGowan reviewed the proposal. The landscaping team picks up the trash, but there is still a lot of trash on the ground within the community. The trash is emptied twice a week. She noted these trash cans would be for the common areas.

The Board reviewed the trash can options and the cost. The proposal is for six trash cans, which would be emptied by Jesus during the week.

Ms. Hill recommended sending out a resident email blast and speaking with the contractors who throw away trash to make them aware of the issue.

Ms. Carlino-McGowan will follow up on the exact areas that could benefit from the trash cans for the Board to reassess. This item was deferred until the October meeting.

Consideration of Proposal for Trash Rack

Ms. Carlino-McGowan reviewed the proposal. She noted this is for a common area that has drainage issues and is for a grate that would allow the water to drain, but not the mulch. The mulch is clogging the existing drain. The trial grate box is \$600.00, to see if this would solve the issue. If successful, the boxes cost \$1,700.00 each. Ms. Carlino-McGowan will follow up to see if the \$600.00 can be applied to the cost of the actual boxes.

The Board discussed the mulch issues and Ms. Carvalho recommended working with the HOA to notify residents and give them recommended options, such as red rock.

ON MOTION by Ms. Ezzell, seconded by Ms. Hill, with all in favor, the Board approved the Proposal for the Trash Rack trial box in the amount of \$600.00.

Discussion of Amendments to the Amenity Policies for the Fitness Center

Ms. Carlino-McGowan reviewed the requested amendments. Currently, the Amenity Center has been open 24 hrs., instead of during the hours of 4 a.m. – 11 p.m., to alleviate the ongoing issue of the alarm being set off. An Alexa device has been added to the Amenity Center that announces the closing time, which has helped slightly. The lights are also shut off at 11 p.m., but some residents continue to work out in the darkness.

Ms. Hill recommended continuing to monitor the times that residents are leaving the building.

Ms. Carlino-McGowan will send an email blast to residents regarding fees related to the alarm and the Amenity Center hours. Ms. Carvalho will review the minutes of the last Board meeting to confirm but noted anything related to fees would call for a public hearing.

The Board requested a breakdown of the administrative costs related to false alarms.

This item will be brought back to the August Board Meeting/Public Hearing.

Discussion of Agreements / Waivers / Facility Use Fees for Coaches

Ms. Carvalho reviewed the previously discussed fees for coaches. It is up to the Board to determine how to handle the non-resident usage and/or fees, the process of onboarding and a liability waiver, and what percentage from the coaches needs to be going towards the CDD.

The Board discussed the resident versus non-resident usage and fees.

Ms. Hill noted residents' guests should be registered and any team utilizing the pool should be charged the annual fee. Non-residents should not be allowed use of the amenities. All schedules are posted for the

community. Coaches need to have background checks, and the recommendation is to have 10% of their funds go back to the amenity center.

Ms. Ezzell recommended increasing the non-resident fee to the same as the resident fee. It was noted the amenity center has to be available to the public as a statutory requirement. She discussed the differences between the fitness center trainers, tennis instructors, and pool coaches. The coaches increase the value of the amenity center and help maintain the facility. She noted that any fee that is increased for the coaches will most likely be passed on to the resident that is paying the coach. Only residents and residents' guests should be allowed in classes.

It was noted that coaches carry their own insurance.

There was continued discussion regarding charging the coaches a fee and the process that would be used to do so. This would need a point of sale (POS) system and a platform for reporting.

Ms. Glasgow noted she and Ms. Carlino-McGowan have been searching for an online platform for this and most of them require a social security number for the account number, not just an EIN.

Ms. Hill will do continued research regarding the online platform.

Ms. Carvalho reviewed the changes that the Board recommended. This included increasing the non-resident fee to match the resident fee, charging the instructors an additional 10% to go toward the District, making sure the coaches go through the onboarding process, having a guest registration process, and only having residents be allowed in classes.

The Board briefly discussed the guest registration process. Ms. Sharenow gave examples of the guest registration process within other communities. It was noted the process needs to be communicated to residents.

This will need to be finalized at the public hearing under the Amenity Policies.

Ms. Buchanan will work on the liability waiver for the instructors/coaches and finalize with Ms. Hill and Ms. Carvalho.

ON MOTION by Ms. Ezzell, seconded by Ms. Hill, with all in favor, the Board approved the creation of the Liability Waiver for Coaches.

Ms. Carvalho reviewed what the policy would include.

Ratification of Lawn Enforcement Agency Inc. Proposal for Mulching

Ms. Carvalho called for a motion, noting this project will begin on Monday.

ON MOTION by Ms. Hill, seconded by Ms. Ezzell with all in favor, the Board ratified the Lawn Enforcement Agency Inc. Proposal for Mulching.

**Ratification of Payment Authorization Nos.
296 – 305**

Ms. Carvalho noted these are solely for ratification.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board ratified Payment Authorization Nos. 296-305.

**Review of District Financial
Statements**

The Board reviewed the District financial statements as of May 31, 2025.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the approved the District Financial Statements.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – Not present.

District Manager – Ms. Carvalho noted the next Board meeting is scheduled for July 31, 2025, at 4:00 p.m.

Ms. Buchanan gave an overview of the Temporary Construction and Access Agreement. She noted this is a request from the City of Gainesville/GRU in relation to common land area in Phase 4. They are wanting to install temporary water piping through that area. This will not interfere with transportation in the District and will expire on December 25, 2025. This is a previously approved agreement that did not take place in the original requested timeframe.

Ms. Hill requested a provision for a sinkhole within a period of two years. Ms. Buchanan will follow up.

The Board briefly discussed the agreement and the provision.

ON MOTION by Ms. Hill, seconded by Ms. Ezzell, with all in favor, the Board approved the Temporary Construction and Access Agreement, subject to the sinkhole provision.

Field Manager & Lifestyle Coordinator – Ms. Carlino-McGowan gave an update on projects. She noted the box painting project and pressure washing has been completed. The two broken pedestals have been replaced and will be painted on Sunday. Community mulching begins on Monday. The utility shed and cart proposals have been received, in the amount of \$57,306.00. This aligns with the not to exceed amount of \$70,000.00. The base of shed and fence landscaping proposal should be received this week. The mushroom manufacturer will be on property on Monday to see what is needed for repair. The pool heater extension projects also begin on Monday. The missing street signs have been ordered, and the sidewalk

repairs request has been submitted. Summer security ends August 11th. The Envera security system was installed on Monday.

Ms. Carlino-McGowan also reviewed the swale tree bid that was received, which would include the resident trees. However, this would need a special assessment to be put in place due to Developer funding. Cepra is taking care of the trees and shrubs at this time, which is \$88,000.00. However, the extra cost for the trimming of the swale trees is not within budget currently.

The Board discussed the tree-related issues and how they relate to the POA responsibility. Ms. Carvalho recommended the possibility of taking over that responsibility with reimbursement from the POA.

Ms. Buchanan noted this would require review and creation of an agreement between the two entities. Ms. Carlino-McGowan will follow up.

Ms. Carlino-McGowan noted that Pond 14 in Section 5A has not been maintained. It is now added to Solitude's Lake Management.

There are a lot of new events for the community. It was noted that July 19th is the Community Pool Party and September 27th is the Community Yard Sale. There will be vendors and food trucks attending both events. Kona Ice is at the Amenity Center every Saturday. Summer dance classes are also beginning.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisors' Requests

There were no further comments or requests at this time.

FIFTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

On MOTION by Ms. Hill, seconded by Ms. Ezzell, with all in favor, the June 20, 2025, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 3:21 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE MAINTENANCE RFP RESPONSE OPENING MEETING
Wednesday, July 9, 2025
3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817
2:15 PM**

Present and/or via Teams, the following people were in attendance:

Vivian Carvalho	District Manager – PFM Group Consulting LLC (via Teams)
Kwame Jackson	Assistant District Manager – PFM Group Consulting LLC
Alisa Carlino-McGowan	Lifestyle Manager – Berman Construction
Luke Blackson	United Land Services

FIRST ORDER OF BUSINESS

General Business Matters

**Opening the RFP Responses for
Landscape Maintenance**

The meeting was called to order at 2:16 PM by Mr. Jackson.

The attendees via Teams and in person are outlined above.

There was a total of two RFP responses received by the District Manager prior to the deadline of 2:00 PM on July 9, 2025. Mr. Jackson read the responses into record.

The first response was from United Land Services, with the following term totals for the combined Sections 1 and 2:

Term 1 (10/1/25 – 9/30/26): \$543,492.00

Term 2 (10/1/26 – 9/30/27): \$543,492.00

Term 3 (10/1/27 – 9/30/28): \$570,660.00

The second response was from Lawn Enforcement Agency, with the following term totals for the combined Sections 1 and 2:

Term 1 (10/1/25 – 9/30/26): \$588,936.00

Term 2 (10/1/26 – 9/30/27): \$588,936.00

Term 3 (10/1/27 – 9/30/28): \$606,604.00

Ms. Carvalho explained that the RFP responses will be reviewed by the Board at the July 31, 2025 Board Meeting.

SECOND ORDER OF BUSINESS

Adjournment

There was no further business to discuss. The meeting was adjourned at 2:24 PM.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2025-08,
Amending Resolution 2025-06 Resetting the
Date of the Public Hearing for the Adoption of
the Fiscal Year 2026 Proposed Budget
[August 28, 2025]

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-06 RESETTING THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE FISCAL YEAR 2025/2026 PROPOSED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parker Road Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on June 20, 2025, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2025-06, resetting a public hearing for consideration and approval of the District’s proposed budget for Fiscal Year 2025/2026, for August 15, 2025; and

WHEREAS, due to an inability to confirm a quorum, the Board now desires to reset the date of the public hearing in order to allow proper publication of notice in accordance with Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the District Manager in resetting the public hearing, and the District Secretary in publishing the notices of the public hearing are hereby ratified. Resolution 2025-06 is hereby amended to reflect that the public hearing as declared therein is reset to **August 28, 2025, at 11:30 AM**.

SECTION 2. RESOLUTION 2025-06 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-06 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 31st day of July 2025.

ATTEST:

**PARKER ROAD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of Cepra Proposal
for Clean-up of Wooded Area



Proposal

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

ADDRESS
Parker Road CDD 11619 SW 24th Ave. Gainesville, FL 32607

PROPOSAL #	DATE
48872 (v. 0)	06/09/2025

DESCRIPTION	
Clean up Wooded area on the corner of SW 109th Way & SW 38th Pl. This would include removing the dead trees, broken limbs, cutting down the undergrowth to reduce the possibility of snakes and other pest from living in the wooded area. This proposal would include the cutting of the trees, and removal of the debris.	\$3,780.00

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 48872





Proposal

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

ADDRESS
Parker Road CDD 11619 SW 24th Ave. Gainesville, FL 32607

PROPOSAL #	DATE
49182 (v. 0)	06/25/2025

DESCRIPTION	
Landscape infill and replacement in beds along frontage on 24th Ave. The Indian Hawthorne will be replaced with Schillings Holly as the Hawthorne is not the best option for this area based on the high clay content in the soil. The excess water will cause leaf spot disease issues with the Hawthorne. Irrigation will be retrofitted to ensure adequate coverage for new plantings.	\$13,211.00

				\$13,211.00
Description	Type	Qty	Unit \$	Total \$
Brown Mulch - Bulk Installed	YD	30.00	\$70.00	\$2,100.00
Burford Holly 'Dwarf' - 3 gal.	EA	3.00	\$19.00	\$57.00
Dump Fees - General Debris	EA	1.00	\$500.00	\$500.00
Irrigation Retrofit	LS	1.00	\$280.00	\$280.00
Labor to remove dead/declining plants and prep for new plantings	HR	40.00	\$70.00	\$2,800.00
Muhly Grass 'Red' - 1 gal.	EA	126.00	\$8.50	\$1,071.00
Schillings Holly - 3 gal.	EA	320.00	\$19.00	\$6,080.00
Upright Yaupoon - 3 gal.	EA	17.00	\$19.00	\$323.00

Total **\$13,211.00**

Terms and Conditions

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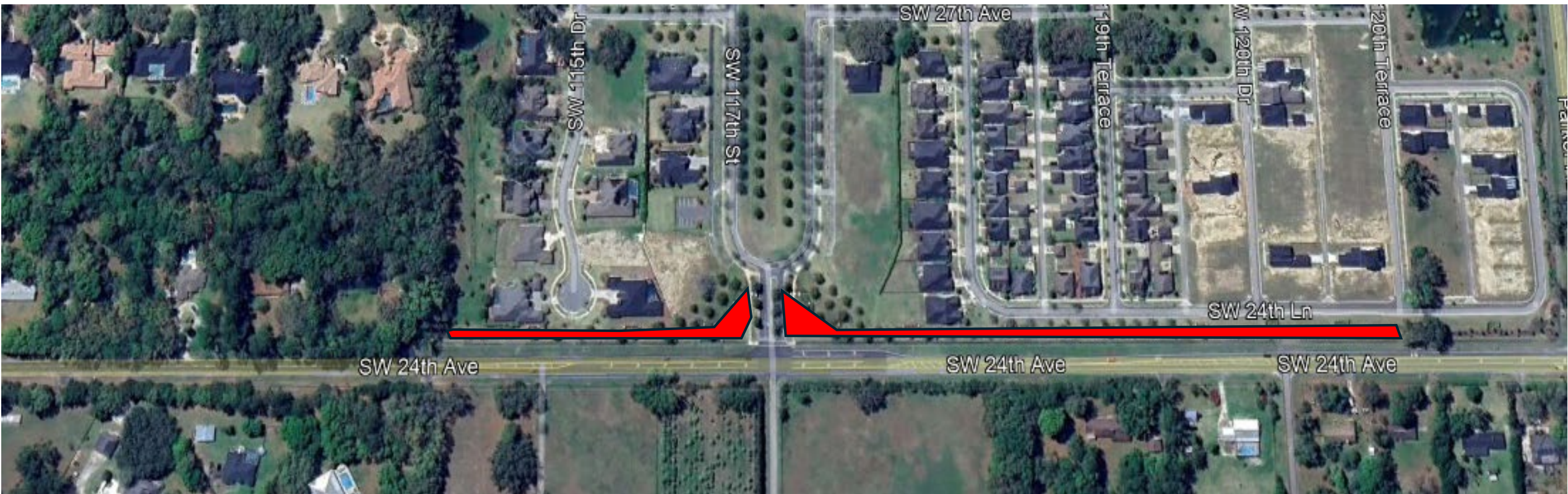
Customer Printed Name

Customer Signature

Date

Job ID: 49182

Main entrance map Oakmont
Reference for Proposal





Muhly Grass



Upright Yaupoon







Proposal

PO Box 865
Oakland, FL 34760
407-287-5622
CepraLandscape.com

ADDRESS
Parker Road CDD 11619 SW 24th Ave. Gainesville, FL 32607

PROPOSAL #	DATE
49184 (v. 0)	06/25/2025

DESCRIPTION	
Landscape replacement and infill and entrance on Parker Road. Irrigation will be retrofitted to ensure adequate coverage for new plantings.	\$1,938.50

				\$1,938.50
Description	Type	Qty	Unit \$	Total \$
Brown Mulch - Bulk Installed	YD	8.00	\$70.00	\$560.00
Drift Roses 'Coral' - 3 gal.	EA	12.00	\$34.00	\$408.00
Dump Fees - General Debris	EA	1.00	\$65.00	\$65.00
Irrigation Retrofit	LS	1.00	\$125.00	\$125.00
Labor to remove declining plants and prep for new plants	HR	6.00	\$70.00	\$420.00
Loropetalum 'Burgandy' - 3 gal.	EA	3.00	\$19.00	\$57.00
Muhly Grass 'Red' - 1 gal.	EA	29.00	\$8.50	\$246.50
Thryallis - 3 gal.	EA	3.00	\$19.00	\$57.00

Total **\$1,938.50**

Terms and Conditions

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11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 49184

Parker Rd Entrance

Reference for Proposal







PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of NV5 Estimate
for Pickleball Courts Project

From: [Alisa Carliano-McGowan](#)
To: [Kwame Jackson](#)
Cc: [Vivian Carvalho](#); [Tara Ezzell](#)
Subject: July 31 Board Meeting -Approval Request – Construction Administration Services for Pickleball Courts Project
Date: Friday, July 11, 2025 11:02:26 AM
Attachments: [image001.png](#)

ALERT: This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

Hello,

As part of the Pickleball Courts Project, I requested an estimate from our engineer, Robert Walpole, for the Construction Administration (CA) phase, which is listed as an additional service in the contract.

Robert anticipates this phase will require approximately 50 to 60 hours at a rate of \$125 per hour. I am requesting board approval for an amount not to exceed \$8,000 for these services at the July 31st board meeting.

The Construction Administration phase is a critical and required part of the project. It ensures that all work is completed in compliance with the approved design and permits. These services include:

- Shop drawing review
- Site visits and inspections
- Responses to RFIs (Requests for Information)
- Substantial and final completion inspections
- Certification of the project and permit closeout

Engineering oversight is not optional and is required by multiple regulatory entities for certification and final project approval:

Entity	Inspections Required?	Engineer Certification Required?
Alachua County	Yes (public infrastructure & site compliance)	Yes
SRWMD	Sometimes (spot inspections)	Yes (mandatory)
Project Engineer (Robert Walpole)	Oversight & certification required	✓ Yes

Approving this request will help keep the project on schedule and ensure we meet all legal and technical requirements.

Please let me know if you have any questions.

Warm Regards,
Alisa McGowan
Amenity Manager

Office Phone: 352-204-8177
Email: acmcgowan@bermancorp.com
Oakmont at Gainesville
11701 SW 30th Ave
Gainesville, FL 32608
www.bermancorp.com



From: Robert Walpole <robert.walpole@nv5.com>
Sent: Thursday, July 10, 2025 9:19 PM
To: Alisa Carlino-McGowan <acmcgowan@bermancorp.com>
Cc: Travis Hastay <Travis.Hastay@nv5.com>; Daniel Young <Daniel.Young@nv5.com>
Subject: RE: Request for Estimate – Construction Administration Services for Oakmont Pickleball Courts

Alisa

Travis Hastay is your assigned PM and copied on this email, Daniel Young is our VP of that group and his back up.

I would expect 50-60 hours of CA services will be necessary with an average rate of 125 per hour so if you budget accordingly we should be under that threshold.

Robert J. Walpole, PE
NV5, Inc.
Chief Operating Officer Infrastructure SE
P: (352) 331-1976 | C: (352) 339-2859
[Electronic Communications Disclaimer](#)

From: Alisa Carlino-McGowan <acmcgowan@bermancorp.com>
Sent: Thursday, July 10, 2025 1:32 PM
To: Robert Walpole <robert.walpole@nv5.com>
Subject: Request for Estimate – Construction Administration Services for Oakmont Pickleball Courts

Hello Robert,

I hope this message finds you well.

We're excited to get started on the Oakmont Amenity Center Pickleball Courts project. As we look ahead to the construction phase, we're considering the potential need for additional

services beyond design and permitting, specifically those outlined in Section C of your proposal.

To help us plan accordingly, could you please provide an estimate of anticipated hours and cost for the following Construction Administration services?

- Shop drawing review
- Site visits and inspections
- Responses to RFIs
- Substantial and final completion inspections
- Certification of the project and permit closeout

If you need any additional information from our end, please let me know.

Thank you again for your support. We look forward to continuing to work with you through the next phase of this project.

Best regards,

Warm Regards,

Alisa McGowan

Amenity Manager

Office Phone: 352-204-8177

Email: acmcgowan@bermancorp.com

Oakmont at Gainesville

11701 SW 30th Ave

Gainesville, FL 32608

www.bermancorp.com





PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of BSN Sports Quotation
for Basketball Equipment Replacement



PO Box 841393
Dallas, TX 75284-1393
Phone: 800-527-7510 Fax: 800-899-0149
Visit us at www.bsnsports.com

Contact Your Rep

James Wright Email: jjwright@bsnsports.com | Phone: **214-459-9092**

Sold to
16583902
Oakmont at Gainesville
11701 SW 30th Ave
GAINESVILLE FL 32608
USA

Ship To
16583902
Oakmont at Gainesville
11701 SW 30th Ave
GAINESVILLE FL 32608
USA

Payer
16583902
Oakmont at Gainesville
11701 SW 30th Ave
GAINESVILLE FL 32608
USA

Quote

Quote #: 21641463
Purchase Order #: Grizzly Parts
Cart Name:
Quote Date: 07/16/2025
Quote Valid-to: 08/15/2025
Payment Terms: NT00
Ship Via:
Ordered By: Alisa Carlino-McGowan

Item Description	Qty	Unit Price	Total
GRIZZLY REPL POST PAD Item # - ZGRIZZPADX	2 SET	\$ 199.95	\$ 399.90
GRIZZLY REPL JACK WITH HANDLE Item # - ZCRANKJACK	2 EA	\$ 199.95	\$ 399.90
BOLT-ON BACKBOARD SAFETY PADDING-BLK BB72 Item # - BB72BK	2 EA	\$ 179.95	\$ 359.90

Subtotal:	\$1,159.70
Other:	\$0.00
Freight:	\$0.00
Sales Tax:	\$86.97
Order Total:	\$1,246.67
Payment/Credit Applied:	\$0.00
Order Total:	\$1,246.67





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PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Consideration of HabiTech Systems Proposal
for Audio System Update

Habitech Systems, Inc
880 Airport Road
Unit 110
Ormond Beach, FL 32174



Invoice

Date	Invoice #
7/3/2025	20264034

Bill To
Parker Road CDD c/o PFM Consulting, 12051 Corporate Blvd Orlando, FL 32817 Att. Parker Road CDD

Ship To
Oakmont Amenity Center 11701 SW 30th Ave Gainesville, FL

P.O. No.	Rep	Terms	Project
11701 SW 30th Ave		JL	

Item	Description	Qty	Rate	Amount
Miscellaneous	Triad Ams Audio Matrix Switch TS-Ams8-W	1	1,797.99	1,797.99
Miscellaneous	Control 4 8" Touchscreen's	2	1,355.99	2,711.98
Miscellaneous	Control 4 Retrofit Touchscreen Back Boxer	2	24.99	49.98
Miscellaneous	Cable Labor Install	1	700.00	700.00
Miscellaneous	Tax	1	319.19	319.19
The audio matrix switch went bad. Habitech was able to by pass the switch and get 2 zones out of 6 to work. The new switch requires a updated software that the existing touch screens are unable to support. New updated versions of the touchscreens and back boxes are needed.				

The job is complete - Please remit payment in full to the above address.			Total	\$5,579.14
To pay your invoice online please visit our website at www.habitechsystems.com and click "Make A Payment" to pay with a credit card of your choice. Please be certain to reference your invoice number. Otherwise please remit payment to the above address.			Payments/Credits	\$0.00
			Balance Due	\$5,579.14



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Review of Project Cost Sheet

Shed & Kubota Project
Project Approved by CDD & Developer- Not to Exceed \$70,000

VENDOR	NOTES	COST
Shed Ranch	14'x40' -8' Garage Roll Door, Electric, Permit	\$ 23,895.00
Lawn Enforcement	Concrete Sub-Base, Weed Mat, Mulch, Landscaping, Irrigation, Fence, Ga	\$ 18,941.00
Gator Kubota	Utility Vehicle	\$15,265
	TOTAL	\$ 58,101.00
	Left Over Funds	\$11,899

	Additional Funds Needed For Pickleball Project	Not to Exceed
RV5 Engineer	Construction Administration Services \$125 x \$60 = \$7,500	\$ 8,000.00

	Additional Fund Needed For Mailbox Project	
Color Pros	Project Amount -\$19,250,35% Deposit - \$6737.50- Bal-\$12,512.50	\$ 19,250.00
	Deposit-35%	\$ 6,737.50
	Balance	12,512.50
	New Charges -2 additional Mailboxes \$350 each	\$ 700.00
	Installing New Box Numbers where necessary-255 - \$5 each	\$ 1,275.00
	Total additional over the \$12,512.50 Balance needed for Color Pros	\$1,975.00
	Total Due	\$ 14,487.50
Postal Supply	Replacement Box Numbers Decal -120 @ \$3 each	\$ 360.00
	Outgoing Mail Decal -20 @ \$5 each	\$ 100.00
	Grand Total Additional Funds Needed	\$ 2,435.00
	Total Project Cost	\$ 21,685.00

Total Additional Funds Needed	\$	10,435.00
Left Over	\$	1,464.00



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Discussion of Tennis Court Reservation Quota



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Update on Dog Park Project



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Update on POS System



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization
Nos. 306 – 311

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 306

6/13/2025

Item No.	Payee	Invoice #	General Fund FY 2025
1	Arrow Exterminators		
	Rodent Control Service	62010031	\$ 127.00
2	Berman Security Agency		
	Security Guard Services: June 2025 - Initial	3014	\$ 2,640.00
3	Cox Business		
	11701 SW 30TH AVE; 06/10/25-07/09/25	Acct: 0011033022609201	\$ 485.14
4	GRU		
	11669 SW 24TH AVE; 05/07/25-06/06/25	Acct. 2000-5029-1134	\$ 73.74
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5614-9934	\$ 10.50
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-0136	\$ 41.50
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-0237	\$ 42.74
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-0439	\$ 31.58
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-0540	\$ 22.90
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-0641	\$ 22.90
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-0742	\$ 22.90
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-0944	\$ 24.14
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-1045	\$ 82.42
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-1348	\$ 71.26
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-1550	\$ 91.10
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-1651	\$ 10.50
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-1853	\$ 10.50
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-1954	\$ 35.30
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-2156	\$ 10.50
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-2257	\$ 83.66
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-2358	\$ 10.50
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5615-6705	\$ 10.50
	11701 SW 30TH AVE; 05/07/25-06/06/25	Acct. 2000-5794-1606	\$ 1,802.47
	10862 SW 34TH RD; 05/07/25-06/06/25	Acct. 2000-7511-1212	\$ 65.06
	12057 SW 28TH AVE; 05/07/25-06/06/25	Acct. 2000-8208-5916	\$ 14.68
	11902 SW 31ST RD; 05/07/25-06/06/25	Acct. 2000-8208-6017	\$ 23.98
	10884 SW 38TH PL; 05/07/25-06/06/25	Acct. 2500-0281-4806	\$ 23.98
	3666 SW 108TH DR; 05/07/25-06/06/25	Acct. 2500-0282-2987	\$ 14.68
	3793 SW 109TH WAY; 05/07/25-06/06/25	Acct. 2500-0400-3963	CREDIT
5	Kutak Rock		
	General Counsel Through 03/31/25	3579131	\$ 341.50

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 306

6/13/2025

Item No.	Payee	Invoice #	General Fund FY 2025
6	W.W. Gay Mechanical Contractors Periodic Maintenance on 05/12/25	983017325	\$ 640.00

TOTAL	\$ 6,887.63
--------------	--------------------

Secretary / Assistant Secretary

Chairman / Vice Chairman

From: [Tara Ezzell](#)
To: [Kiara Cuesta](#)
Subject: Re: Parker Road CDD
Date: Wednesday, June 18, 2025 10:57:54 AM

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OK - the all items are approved.

TE

On Wednesday, June 18, 2025 at 10:19:41 AM EDT, Kiara Cuesta <cuestak@pfm.com> wrote:

Sure...here is the scoop. The board was concerned with lack of security during spring break and summer break. Specifically, due to vandalism and supervision of the kids/teens. So, it was decided that Alisa would get security during certain times but not exceed the \$10,000 budgeted amount for Security. Let us know if any other questions.

Best,

Kiara Cuesta

District Accountant

PFM Group Consulting LLC

407.723.5900 – main number (direct phone/text 407.723.5929) //

3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

cuestak@pfm.com

From: Tara Ezzell <tezzell@yahoo.com>
Sent: Wednesday, June 18, 2025 9:56 AM
To: Kiara Cuesta <cuestak@pfm.com>
Subject: Re: Parker Road CDD

ALERT: This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

Can you briefly remind me the history/plan for security officers on site. I missed a board meeting so that may have been accepted/ voted on when I wasn't there.

TE

On Wednesday, June 18, 2025 at 09:37:04 AM EDT, Kiara Cuesta <cuestak@pfm.com> wrote:

Good morning, Tara.

Please see attached payment authorization for review and signature approval.

Best,

Kiara Cuesta

District Accountant

PFM Group Consulting LLC

407.723.5900 – main number (direct phone/text 407.723.5929) //

3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

cuestak@pfm.com

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 307

6/20/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
516	Berman Construction, LLC (PARKE2)	06/01/2025	Parker Road CDD	18,550.00
IN00004234	Envera Systems (PARKE2)	06/16/2025	Parker Road CDD	8,668.38
25111-061725	Gainesville Regional Utilities (PARKE2)	06/17/2025	Parker Road CDD	262.22
49833-061725	Gainesville Regional Utilities (PARKE2)	06/17/2025	Parker Road CDD	124.58
50035-061725	Gainesville Regional Utilities (PARKE2)	06/17/2025	Parker Road CDD	109.70
51146-061725	Gainesville Regional Utilities (PARKE2)	06/17/2025	Parker Road CDD	128.30
57890-061725	Gainesville Regional Utilities (PARKE2)	06/17/2025	Parker Road CDD	461.86
74448-061725	Gainesville Regional Utilities (PARKE2)	06/17/2025	Parker Road CDD	129.38
74549-061625	Gainesville Regional Utilities (PARKE2)	06/16/2025	Parker Road CDD	213.08
74751-061725	Gainesville Regional Utilities (PARKE2)	06/17/2025	Parker Road CDD	185.18
91235-061725	Gainesville Regional Utilities (PARKE2)	06/17/2025	Parker Road CDD	112.18
A60001874845	GFL Environmental (PARKE2)	06/15/2025	Parker Road CDD	173.14
604S4-2025	Lloyd's Exercise Equipment LLC (PARKE2)	05/12/2025	Parker Road CDD	275.00
7056	R.E. Arnold Construction, Inc. (PARKE2)	06/18/2025	Parker Road CDD	405.00
3357	Southern Escapes, LLC (PARKE2)	06/12/2025	Parker Road CDD	2,577.05
Total:				32,375.05

Kwame Jackson

Secretary / Assistant Secretary

Chairman / Vice Chairman

From: [Tara Ezzell](#)
To: [Kiara Cuesta](#)
Subject: Re: Parker Road CDD
Date: Tuesday, June 24, 2025 2:35:53 PM

ALERT: This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Approved by TE.

Are the Berman charges monthly?

On Tuesday, June 24, 2025 at 02:24:40 PM EDT, Kiara Cuesta <cuestak@pfm.com> wrote:

Hi Tara.

Please see attached payment authorization for review and signature approval. The forms have a new look that we created for smoother process. Let us know if any questions.

Best,

Kiara Cuesta

District Accountant

PFM Group Consulting LLC

407.723.5900 – main number (direct phone/text 407.723.5929) //

3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

cuestak@pfm.com

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 308

6/27/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
03896-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	75.00
04888-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	72.00
04890-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	72.00
04891-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	67.00
05050-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	47.00
10543-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	94.00
11145-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	47.00
16208-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	47.00
16234-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	47.00
18493-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	57.00
18495-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	53.00
26296-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	46.00
30796-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	53.00
65734-062325	CLAY ELECTRIC COOPERATIVE (PARKE2)	06/23/2025	Parker Road CDD	2,327.00
Total:				3,104.00

Kwame Jackson

Secretary / Assistant Secretary

Chairman / Vice Chairman

From: [Tara Ezzell](#)
To: [Kiara Cuesta](#)
Subject: Re: Parker Road CDD
Date: Monday, June 30, 2025 4:43:15 PM

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Approved

TE

[Sent from Yahoo Mail for iPhone](#)

On Monday, June 30, 2025, 4:12 PM, Kiara Cuesta <cuestak@pfm.com> wrote:

Hi Tara.

Please see attached payment authorization for review and signature approval.

Best,

Kiara Cuesta

District Accountant

PFM Group Consulting LLC

407.723.5900 – main number (direct phone/text 407.723.5929) //

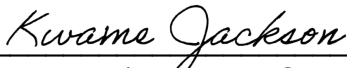
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

cuestak@pfm.com

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 309
7/3/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
62459770	Arrow Exterminators, Inc (PARKE2)	06/19/2025	Parker Road CDD	127.00
2167	Berman Construction, LLC (PARKE2)	07/01/2025	Parker Road CDD	18,550.00
OC4712	Cepira Landscape (PARKE2)	07/01/2025	Parker Road CDD	37,638.75
81591018-070225	Everon (PARKE2)	07/02/2025	Parker Road CDD	169.90
OE-EXP-07-2025-29	PFM Group Consulting LLC (PARKE2)	07/01/2025	Parker Road CDD	16.32
PSI184273	Solitude Lake Management (PARKE2)	07/01/2025	Parker Road CDD	940.00
3428	Southern Escapes, LLC (PARKE2)	07/01/2025	Parker Road CDD	1,800.00
3792	Southern Escapes, LLC (PARKE2)	07/01/2025	Parker Road CDD	1,000.00
7432	VGlobalTech (PARKE2)	06/30/2025	Parker Road CDD	300.00
7523	VGlobalTech (PARKE2)	07/01/2025	Parker Road CDD	125.00
Total:				60,666.97


Secretary / Assistant Secretary

Chairman / Vice Chairman

From: [Tara Ezzell](#)
To: [Kiara Cuesta](#)
Subject: Re: Parker Road CDD
Date: Wednesday, July 9, 2025 5:51:47 AM

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Approved.
TE

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, July 8, 2025, 9:14 AM, Kiara Cuesta <cuestak@pfm.com> wrote:

Hi Tara.

Please see attached payment authorization for review and signature approval.

Best,

Kiara Cuesta

District Accountant

PFM Group Consulting LLC

407.723.5900 – main number (direct phone/text 407.723.5929) //

3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817

cuestak@pfm.com

**PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 310

7/11/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
3061	Berman Security Agency LLC (PARKE2)	07/01/2025	Parker Road CDD	2,680.00
OC4724	Cepira Landscape (PARKE2)	06/30/2025	Parker Road CDD	2,413.50
13301-070325	COX BUSINESS (PARKE2)	07/03/2025	Parker Road CDD	310.94
37661	Electronics World (PARKE2)	06/30/2025	Parker Road CDD	875.00
74044-061325	Gainesville Regional Utilities (PARKE2)	06/13/2025	Parker Road CDD	0.00
20264062	Habitech Systems, Inc. (PARKE2)	07/07/2025	Parker Road CDD	270.00
3594632	Kutak Rock LLP (PARKE2)	07/09/2025	Parker Road CDD	2,632.50
137228	PFM Group Consulting LLC (PARKE2)	07/07/2025	Parker Road CDD	1,250.00
DM-07-2025-49	PFM Group Consulting LLC (PARKE2)	07/01/2025	Parker Road CDD	2,500.00
PS-INV155334	Rose Paving LLC (PARKE2)	06/27/2025	Parker Road CDD	2,094.00
149125	Shed Ranch, Inc. (PARKE2)	07/09/2025	Parker Road CDD	11,947.50
Total:				26,973.44

Secretary / Assistant Secretary

Chairman / Vice Chairman

From: [Tara Ezzell](#)
To: [Kiara Cuesta](#)
Subject: Re: Parker Road CDD
Date: Tuesday, July 15, 2025 2:44:28 PM

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Approved
Te

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, July 15, 2025, 7:03 PM, Kiara Cuesta <cuestak@pfm.com> wrote:

Hi Tara.

Please see attached payment authorization for review and signature approval.

Best,

Note: I will have limited access to email from Thursday, July 17th thru Friday, July 18th due to a company-wide meeting.

Kiara Cuesta
District Accountant
PFM Group Consulting LLC
407.723.5900 – main number (direct phone/text 407.723.5929) //
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817
cuestak@pfm.com

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 311
7/21/2025

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
09201-071125	COX BUSINESS (PARKE2)	07/11/2025	Parker Road CDD	485.14
103791	Gainesville Pest Control, Inc. (PARKE2)	07/14/2025	Parker Road CDD	125.00
03963-071825	Gainesville Regional Utilities (PARKE2)	07/18/2025	Parker Road CDD	0.00
11212-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	11.74
14806-071825	Gainesville Regional Utilities (PARKE2)	07/18/2025	Parker Road CDD	13.13
22987-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	13.13
25111-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	50.18
41606-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	1,249.39
49833-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	11.74
49934-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
50035-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	76.22
50136-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
50237-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
50439-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
50540-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
50641-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
50742-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
50944-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
51045-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	60.10
51146-071825	Gainesville Regional Utilities (PARKE2)	07/18/2025	Parker Road CDD	117.14
51348-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	43.98
51550-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	72.50
51651-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
51853-071825	Gainesville Regional Utilities (PARKE2)	07/18/2025	Parker Road CDD	160.54
51954-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
52156-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
52257-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	86.14
52358-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
56705-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	10.50
57890-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	11.74
74044-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	68.93
74448-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	14.68
74549-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	13.13
74751-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	13.13
85916-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	13.13
86017-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	13.13
91134-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	17.94
91235-071625	Gainesville Regional Utilities (PARKE2)	07/16/2025	Parker Road CDD	11.74
7197811	GANNETT FLORIDA LOCALIQ (PARKE2)	06/30/2025	Parker Road CDD	527.98
A60001880996	GFL Environmental (PARKE2)	07/15/2025	Parker Road CDD	173.14
INV045	Quality Seal Services LLC (PARKE2)	07/11/2025	Parker Road CDD	11,650.00
Total:				15,241.24

Secretary / Assistant Secretary

Chairman / Vice Chairman

From: [Tara Ezzell](#)
To: [Kiara Cuesta](#)
Subject: Re: Parker Road CDD
Date: Wednesday, July 23, 2025 1:47:36 PM

ALERT: This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

Approved.

Te

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, July 22, 2025, 8:12 PM, Kiara Cuesta <cuestak@pfm.com> wrote:

Good afternoon, Tara.

Please see attached payment authorizations for review and signature approval.

Best,

Kiara Cuesta
District Accountant
PFM Group Consulting LLC
407.723.5900 – main number (direct phone/text 407.723.5929) //
3501 Quadrangle Blvd., Suite 270 | Orlando, FL 32817
cuestak@pfm.com



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Review of District Financial Statements



Parker Road CDD

June 2025 Financial Package

June 30, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



Parker Road CDD
Statement of Financial Position
As of 6/30/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
Ameris Checking Account	\$8,517.22				\$8,517.22
Ameris Debit Card Account	4,552.12				4,552.12
Ameris Money Market Account	1,235,194.28				1,235,194.28
Ameris Lifestyle Capital	4,352.87				4,352.87
Assessments Receivable	125,164.69				125,164.69
Prepaid Expenses	11,775.90				11,775.90
Assessments Receivable		\$123,761.77			123,761.77
Debt Service Reserve Series 2020		609,064.38			609,064.38
Revenue 2007A&B		195,564.57			195,564.57
Revenue 2020		73,235.59			73,235.59
Interest Series 2020		103.96			103.96
Prepayment 2007A1 Bond		2,898.94			2,898.94
Prepayment Series 2020		0.02			0.02
Deferred Cost 2007A1 Bond		453.28			453.28
Acquisition/Construction Series 2007			\$205.70		205.70
Acquisition/Construction Series 2020			5,835.03		5,835.03
Deferred Const Series 2020			84,442.05		84,442.05
Total Current Assets	<u>\$1,389,557.08</u>	<u>\$1,005,082.51</u>	<u>\$90,482.78</u>	<u>\$0.00</u>	<u>\$2,485,122.37</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$881,320.74	\$881,320.74
Amount To Be Provided				13,763,679.26	13,763,679.26
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,645,000.00</u>	<u>\$14,645,000.00</u>
Total Assets	<u><u>\$1,389,557.08</u></u>	<u><u>\$1,005,082.51</u></u>	<u><u>\$90,482.78</u></u>	<u><u>\$14,645,000.00</u></u>	<u><u>\$17,130,122.37</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$5,788.30				\$5,788.30
Deferred Revenue	125,164.69				125,164.69
Deferred Revenue		\$123,761.77			123,761.77
Total Current Liabilities	<u>\$130,952.99</u>	<u>\$123,761.77</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$254,714.76</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable LongTerm				\$14,645,000.00	\$14,645,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$14,645,000.00</u>	<u>\$14,645,000.00</u>
Total Liabilities	<u><u>\$130,952.99</u></u>	<u><u>\$123,761.77</u></u>	<u><u>\$0.00</u></u>	<u><u>\$14,645,000.00</u></u>	<u><u>\$14,899,714.76</u></u>



Parker Road CDD
Statement of Financial Position
As of 6/30/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	\$188,047.95				\$188,047.95
Current Year Net Assets, Unrestricted	11,670.50				11,670.50
Net Assets - General Government	440,163.24				440,163.24
Current Year Net Assets - General Government	618,722.40				618,722.40
Net Assets, Unrestricted		\$1,058,379.24			1,058,379.24
Current Year Net Assets, Unrestricted		(128,151.60)			(128,151.60)
Net Assets - General Government		(48,906.90)			(48,906.90)
Net Assets, Unrestricted			(\$1,190,427.88)		(1,190,427.88)
Net Assets, Unrestricted			1,262,643.89		1,262,643.89
Current Year Net Assets, Unrestricted			20,874.02		20,874.02
Net Assets - General Government			(2,607.25)		(2,607.25)
Total Net Assets	<u>\$1,258,604.09</u>	<u>\$881,320.74</u>	<u>\$90,482.78</u>	<u>\$0.00</u>	<u>\$2,230,407.61</u>
Total Liabilities and Net Assets	<u>\$1,389,557.08</u>	<u>\$1,005,082.51</u>	<u>\$90,482.78</u>	<u>\$14,645,000.00</u>	<u>\$17,130,122.37</u>



Parker Road CDD
Statement of Activities
As of 6/30/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
<u>Revenues</u>					
On-Roll Assessments	\$1,211,056.92				\$1,211,056.92
Off-Roll Assessments	386,769.57				386,769.57
Other Revenue	11,670.50				11,670.50
Other Income & Other Financing Sources	1,500.00				1,500.00
On-Roll Assessments		\$765,598.98			765,598.98
Off-Roll Assessments		268,042.90			268,042.90
Inter-Fund Group Transfers In		(18,891.89)			(18,891.89)
Inter-Fund Transfers			\$18,891.89		18,891.89
Total Revenues	\$1,610,996.99	\$1,014,749.99	\$18,891.89	\$0.00	\$2,644,638.87
<u>Expenses</u>					
Supervisor Fees	\$2,400.00				\$2,400.00
Public Officials Insurance	3,249.00				3,249.00
Trustee Services	7,758.01				7,758.01
Management	22,500.00				22,500.00
Field Management	12,150.00				12,150.00
Engineering	947.50				947.50
Disclosure Agent	7,500.00				7,500.00
Property Appraiser	75.00				75.00
District Counsel	6,139.50				6,139.50
Assessment Administration	12,500.00				12,500.00
Audit	5,400.00				5,400.00
Arbitrage Calculation	600.00				600.00
Legal Advertising	1,140.68				1,140.68
Miscellaneous	5,979.66				5,979.66
Contingency	9,197.50				9,197.50
Reserve	153,750.21				153,750.21
Web Site Maintenance	1,865.00				1,865.00
Dues, Licenses, and Fees	361.00				361.00
Security	2,640.00				2,640.00
Lifestyle Programming	23,749.82				23,749.82
Lifestyle Coordinator	47,129.89				47,129.89
Electric	6,924.00				6,924.00
Dumpster	1,750.78				1,750.78
Water Reclaimed	10,469.63				10,469.63
Conservation Area Maintenance	12,060.00				12,060.00
Amenity - Telephone	1,630.43				1,630.43
Amenity - Cable	2,230.60				2,230.60
Amenity - Insurance	32,345.00				32,345.00
Amenity - Landscape Maintenance	35,827.47				35,827.47
Amenity - Pool Maintenance	17,326.75				17,326.75
Amenity - Access Control	5,043.97				5,043.97
Amenity - Janitorial	1,814.38				1,814.38
Amenity - Maintenance	25,964.73				25,964.73
Amenity - Electric	18,440.00				18,440.00
Amenity - Gas	11,207.78				11,207.78



Parker Road CDD
Statement of Activities
As of 6/30/2025

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Amenity - Reclaimed Water	12,877.94				12,877.94
Amenity - Manager	43,896.42				43,896.42
Amenity - Pool Furniture	175.00				175.00
Leland - Office (OT, Laptop, Office)	4,697.20				4,697.20
General Insurance	4,298.00				4,298.00
General Repair & Maintenance	10,051.52				10,051.52
Maintenance Person	53,165.97				53,165.97
Pressure Washing	2,400.00				2,400.00
Irrigation	27,230.55				27,230.55
Landscaping Maintenance & Material	303,251.28				303,251.28
Landscape Improvements	6,285.50				6,285.50
Special Landscape Maintenance/Treatment	5,400.00				5,400.00
Lifestyle - Capital	5,896.32				5,896.32
Special Landscape Maintenance/Treatment	12,000.00				12,000.00
Fitness Facility	6,245.38				6,245.38
Tennis Courts/Basketball Court	1,467.84				1,467.84
Amenity Building Pest Control	1,957.00				1,957.00
Principal Payments - 2007A Bond		\$490,000.00			490,000.00
Interest Payments - 2007A Series		298,200.00			298,200.00
Interest Payments - 2020 Series		383,260.00			383,260.00
Total Expenses	<u>\$1,011,364.21</u>	<u>\$1,171,460.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,182,824.21</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$30,760.12				\$30,760.12
Interest Income		\$28,558.41			28,558.41
Interest Income			\$1,982.13		1,982.13
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$30,760.12</u>	<u>\$28,558.41</u>	<u>\$1,982.13</u>	<u>\$0.00</u>	<u>\$61,300.66</u>
Change In Net Assets	\$630,392.90	(\$128,151.60)	\$20,874.02	\$0.00	\$523,115.32
Net Assets At Beginning Of Year	<u>\$628,211.19</u>	<u>\$1,009,472.34</u>	<u>\$69,608.76</u>	<u>\$0.00</u>	<u>\$1,707,292.29</u>
Net Assets At End Of Year	<u><u>\$1,258,604.09</u></u>	<u><u>\$881,320.74</u></u>	<u><u>\$90,482.78</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,230,407.61</u></u>



Parker Road CDD
Budget to Actual
For the Period End 6/30/25

	Year to Date				
	Actual	Budget	Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Maintenance Assessments	\$ 1,597,451.49	\$ 1,292,243.39	\$ 305,208.11	\$ 1,722,991.18	93.50%
Other Income & Other Financing Sources					
Keys	690.00	-	690.00	-	
Rental	11,355.50	-	11,355.50	-	
Membership	1,500.00	-	1,500.00	-	
Net Revenues	\$ 1,610,996.99	\$ 1,292,243.39	\$ 318,753.61	\$ 1,722,991.18	93.50%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 2,400.00	\$ 3,000.00	\$ (600.00)	\$ 4,000.00	60.00%
Trustee Services	7,758.01	6,000.00	1,758.01	8,000.00	96.98%
Public Official Insurance	3,249.00	2,504.70	744.30	3,339.60	97.29%
District Management	22,500.00	22,500.00	-	30,000.00	75.00%
Engineering	947.50	750.00	197.50	1,000.00	94.75%
Disclosure Agent	7,500.00	7,500.00	-	10,000.00	75.00%
Property Appraiser	75.00	56.25	18.75	75.00	100.00%
District Counsel	6,139.50	5,625.00	514.50	7,500.00	81.86%
Assessment Administration	12,500.00	9,375.00	3,125.00	12,500.00	100.00%
Reamortization	-	375.00	(375.00)	500.00	0.00%
Audit	5,400.00	4,050.00	1,350.00	5,400.00	100.00%
Arbitrage Calculation	600.00	900.00	(300.00)	1,200.00	50.00%
Legal Advertising	1,140.68	1,875.00	(734.32)	2,500.00	45.63%
Miscellaneous office (travel, phone, postage, etc)	5,979.66	2,250.00	3,729.66	3,000.00	199.32%
Contingency- Incl Hurricane cleanup	9,197.50	150,000.00	(140,802.50)	200,000.00	4.60%
Web Site Maintenance	1,865.00	2,640.00	(775.00)	3,520.00	52.98%
Dues, Licenses, and Fees	361.00	356.25	4.75	475.00	76.00%
General Insurance	4,298.00	3,315.00	983.00	4,420.00	97.24%
Reserve	153,750.21	161,250.00	(7,499.79)	215,000.00	71.51%
Total General & Administrative Expenses	\$ 245,661.06	\$ 384,322.20	\$ (138,661.14)	\$ 512,429.60	47.94%
<u>Field Expense</u>					
Field Management	\$ 12,150.00	\$ 19,237.50	\$ (7,087.50)	\$ 25,650.00	47.37%
Security	2,640.00	7,500.00	(4,860.00)	10,000.00	26.40%
Electric - Street Lights/ private lighting	6,924.00	14,250.00	(7,326.00)	19,000.00	36.44%
Water Reclaimed	10,469.63	20,625.00	(10,155.37)	27,500.00	38.07%
Conservation Area Maintenance	12,060.00	23,250.00	(11,190.00)	31,000.00	38.90%
General Repair & Maintenance	10,051.52	22,500.00	(12,448.48)	30,000.00	33.51%
Irrigation	27,230.55	24,996.53	2,234.03	33,328.70	81.70%
Landscape Maintenance & Material	303,251.28	307,574.28	(4,323.00)	410,099.04	73.95%
Landscape Improvements	6,285.50	22,500.00	(16,214.50)	30,000.00	20.95%
Maintenance Person	53,165.97	50,285.62	2,880.35	67,047.49	79.30%
Mulch	-	30,000.00	(30,000.00)	40,000.00	0.00%
Special Landscape Maintenance/Treatment	17,400.00	15,000.00	2,400.00	20,000.00	87.00%
Pressure Clean Curbs and Walks	2,400.00	18,750.00	(16,350.00)	25,000.00	9.60%
Total Field Expenses	\$ 464,028.45	\$ 576,468.92	\$ (112,440.47)	\$ 768,625.23	60.37%



Parker Road CDD
Budget to Actual
For the Period End 6/30/25

	Year to Date			FY 2025 Adopted Budget	Percentage Spent
	Actual	Budget	Variance		
<u>Amenity Expenses</u>					
Lifestyle Programming	\$ 23,749.82	\$ 23,250.00	\$ 499.82	\$ 31,000.00	76.61%
Lifestyle Coordinator	47,129.89	52,072.50	(4,942.61)	69,430.00	67.88%
Amenity - Telephone	1,630.43	1,500.00	130.43	2,000.00	81.52%
Amenity - Cable	2,230.60	2,250.00	(19.40)	3,000.00	74.35%
Amenity - Insurance	32,345.00	26,011.50	6,333.50	34,682.00	93.26%
Amenity - Dues & License	-	93.75	(93.75)	125.00	0.00%
Amenity - Landscape Maintenance	35,827.47	35,827.47	-	47,769.96	75.00%
Amenity - Pool Maintenance	17,326.75	21,000.00	(3,673.25)	28,000.00	61.88%
Amenity - Gates/ Control Access	5,043.97	3,000.00	2,043.97	4,000.00	126.10%
Amenity - Janitorial	1,814.38	3,750.00	(1,935.62)	5,000.00	36.29%
Amenity - Maintenance	25,964.73	17,250.00	8,714.73	23,000.00	112.89%
Amenity - Electric	18,440.00	26,250.00	(7,810.00)	35,000.00	52.69%
Amenity - Gas (Pool Heating)	11,207.78	22,500.00	(11,292.22)	30,000.00	37.36%
Amenity - Reclaimed Water	12,877.94	26,250.00	(13,372.06)	35,000.00	36.79%
Amenity - Dumpster	1,750.78	1,875.00	(124.22)	2,500.00	70.03%
Amenity - Manager	43,896.42	51,649.04	(7,752.62)	68,865.39	63.74%
Amenity - Pool Furniture	175.00	-	175.00	-	0.00%
Amenity - Mulch	-	8,700.00	(8,700.00)	11,600.00	0.00%
Leland - Office (OT, Laptops, Office Equipment)	4,697.20	2,205.00	2,492.20	2,940.00	159.77%
Lifestyle Capital	5,896.32	-	5,896.32	-	0.00%
Fitness Facility - Maintenance	6,245.38	7,500.00	(1,254.62)	10,000.00	62.45%
Tennis Courts/Basketball Court	1,467.84	3,750.00	(2,282.16)	5,000.00	29.36%
Amenity - Pest Control	1,957.00	2,268.00	(311.00)	3,024.00	64.72%
Total Amenity Expenses	\$ 301,674.70	\$ 338,952.26	\$ (37,277.56)	\$ 451,936.35	66.75%
Total Expenses	\$ 1,011,364.21	\$ 1,299,743.39	\$ (288,379.18)	\$ 1,732,991.18	58.36%
<u>Other Income (Expense)</u>					
Interest Income	\$ 30,760.12	\$ 7,500.00	\$ 23,260.12	\$ 10,000.00	
Total Other Income (Expense)	\$ 30,760.12	\$ 7,500.00	\$ 23,260.12	\$ 10,000.00	
Net Income (Loss)	\$ 630,392.90	\$ -	\$ 630,392.90	\$ -	



PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

Staff Reports

PARKER ROAD CDD
July 31, 2025 BOARD MEETING
FIELD MANAGER REPORT

	Date	Item	Description	Vendor	Status	Cost	Notes
AMENITY CENTER -FITNESS CENTER							
		Fireplace Replacement	Clubhouse: Gas Fireplace replaced with Electric Fireplace	American Patio	In Progress	\$ 9,675.00	Two Days to Convert- 7.21 & 28.2025-Deposit Paid
		Stationary Bike Broken	Break and Clutch Slipping	Lloyds Fitness	In Progress	\$ 803.00	6/5/25-Parts ordered-New Estimate Expected
CAPITAL PROJECTS							
		Onsite Storage	Build Onsite Storage Shed		Approved		Not to exceed \$70,000-Foundation next step - Lawn Enforcement to start 7.15.25. Shed ordered 50% deposit sent. Kubota ordered no deposit required, up to 6 weeks to complete
		Pickleball Courts	Pickleball Courts to be Built	Tennis Unlimited	Approved /Permit Hold		Robert Walpole, Oakmont Engineer-Permit Modification - 3-4 month process- Engineer proposal \$16,000. Need an additional \$8,000 to finish the permit process. To submit the drawing to County on 8/4.
COURTS							
		Skedda					
DEPRESSION/SINKHOLES							
	7/8/25	Pond 8	New sinkhole -large	RE Arnold	7/10-Completed		Set per hour pricing
	7/10/25	Pond 1W	Sinkhole Re-Filled	RE Arnold	Completed		
ELECTRICAL							
		New Lighting Fixture	Clubhouse: Light Fixture Broken next to Restrooms	Haile Kitchen & Bath	Pending Estimate		Can't find appropriate fixture - still looking
GENERAL MAINTENANCE & REPAIRS							
	7/15/2025	Clubhouse Table	1 Table -broken leg	Jesus			
		Phase 2	Retention area - drainage	Developer	In Progress	3,426.68	Plus Freight 15%-Developer working with RE Arnold
HVAC							
LANDSCAPING							
	7/7/2025	Mulch Project	Common Areas, plant beds, tree rings, coco brown cyprus mulch topdressing	Lawn Enforcement	In Progress		Start date: July 7, 2025 - Josh Foster/Dennis
MISCELLANEOUS PROJECTS							
		Utility Cart	Utility Work Cart Kubota RTV520	Kubota	In Progress		Ordered-no deposit required
		Shed	14'x40'	Shed Ranch	In Progress		Ordered - 50% Deposit requested
		Shed Scaping	Foundation, Fence, and Landscaping	Lawn Enforcement	Approved		Need updated proposal - start date 7/15
PAINTING							
		Mailboxes	Paint all Mailboxes & Replace Any Broken Bases /Tops	Color Pros	In Progress	\$ 19,250.00	In Progress - will need to order some new numbers for the mailboxes and an additional charge for placement by the painter - need approval
		Fence	Paint Fence Along 34th Road by Tortoise Preserve	Jesus	Work List		Paint purchased - On Maintenance Schedule
		Fence	Repair,Paint, Replace Column Caps Along 24th & 122nd Roads	Jesus	Work List		
POOL							
		Pool Heater	Replace (2) existing Ray Pak Pool Heater with (5) Pentair ETI High Efficiency Heaters	Southern Escapes	Approved	\$ 86,221.00	The Pool Enclosure needs to be expanded before heaters are replaced
		Custom Gate	Pool Enclosure Gate	Hot Metal Fabrication	Approved	\$ 1,746.84	Custom Gate
		Pool Enclosure	Expand Pool Enclosure	Lawn Enforcement	Approved	\$ 8,823.00	Enclosure Buildout & Landscaping-Total Pool Project:\$96,791.04
	6/5/2025	Pool Mushroom	Reinstalled -Painted Bright Blue	Southern Escapes & Sub Contractor	Completed	\$ 4,500.00	Mushroom Working - New Parts still may be needed

	ADA Pool Chair Lift	SE looking into Hose for Chair	Southern Escapes	Completed	\$ 1,000.00	Ordered Headrest - expected in August
PRESSURE WASHING						
	2025	Section 1, Primary Roads & Amenity Center	Quality Seal	Start Date	\$ 23,300.00	Start date: July 29 - Deposit Requested
ROADWAYS/SIDEWALKS						
	SideWalk Repair	3/26/25 -Map of Sidewalk Dangers emailed to Alachua County for Repair	Alachua County	In Progress		rbmaintenance@alachuacounty.us/(352) 548-1212 - " Pricilla - pbrannon@alachuacounty.us 6.4.25-F/U Call from AC Supervisor one month to get a contractor out to Oakmont. Spoke again on 7/10 marking areas
	Missing Street Sign	SW 120th Drive, (2)SW 120 Terrace, SW 30th Ave	Atlantic Southern Paving	Completed	\$ 2,094.00	Jeremy Clouse Account Manager Atlantic Southern Paving and Sealcoating http://www.atlanticsouthernpaving.com jclouse@atlanticsouthernpaving.com Cell: 352-213-0682 Office: 352-378-2636 -payment has been requested
SECURITY						
	Alarm	No Alarm Violations				Since Alexa has been installed to give closing warnings, there have been no false alarms
	Security System	New Camera Installation & Talk Down Security	Envera	In Progress		6/16/25 instalation start date
POND MANAGEMENT						
OFFICE ADMINISTRATION						

Oakmont Lifestyle Report



July 31, 2025

Parker Road CDD Board of Supervisors Meeting

August - October 2025



Submitted by Destyni Dawson

Events & Programming

August



Date	Event	Notes
8/1	Family Movie Night	6 pm - 8 pm Lyle, Lyle Crocodile
8/7	*Whipped Soap & Scrub Workshop	10 am Ages 6+
8/9	Trending Steps Dance Class	10 am - 11 am Tik Tok Dance Class for ages 10+
8/9	Salsa Made Simple	11:30 am - 12:30 pm Dance class for ages 15+ no partner needed
8/23	CPR/First Aid Training	10 am - 12 pm DMD Health and Safety
8/29	Movie Matinee 18+	1:30 pm - 3:30 pm TBD

*New Addition to Oakmont

Events & Programming September



Date	Event	Notes
9/11	Little Tikes	10 am - 11:30 am Story Time, Arts & Crafts Ages 2-5
9/18	Florida Friendly Landscaping Seminar	6:30 pm - 8 pm *Fall Vegetable Garden
9/18	Coffee Klatch	10 am - 11:30 am Coffee and Conversation
9/25	Healthy Living Healthy Cooking Class	2 pm - 4 pm Cooking demonstration and sampling
9/27	Blood Drive	9 am - 3 pm One Blood , *Health Vendors such as Chair massages and Energy healing
9/27	Fall Yard Sale	9 am - 3 pm Resident Yard Sale, Food Trucks, *Pet Adoption day - Puppy Hill Farm

*New Addition to Oakmont

Events & Programming

October



Date	Event	Notes
10/5	Sunday Matinee	2 pm - 3 pm *The UnderCovers Concert and Concession Stand
10/11	*Florida Native Animals & Zookeeping Seminar	1:30 pm Real Animal Attendance
10/16	Little Tikes	10 am - 11:30 am Story Time, Arts & Crafts Ages 2-5
10/17	Halloween Family Movie Night	6:45 pm - 9:00 pm *Movie TBD by the Pool
10/23	Coffee Klatch	10 am - 11:30 am Coffee and Conversation
10/25	Halloween Fall Festival	11 am - 1 pm Rides, Food, Face painting & *Balloon animals, Hay Rides, Petting Zoo
10/30	Healthy Living Healthy Cooking Class	2 pm - 4 pm Cooking demonstration and sampling

*New Addition to Oakmont

Food Truck Funday

August, September, October



Date	Vendor	Time & Location
8/2	Bradford Hotdog Cart	11:30 am - 2:30 pm Community Pool
8/2	Kona Ice	12 pm - 3 pm Amenity Drive Way
8/9	Lucus' All American Dogs'	11:30 am - 2:30 pm Community Pool
8/9	Kona Ice	12 pm - 3 pm Amenity Drive Way
8/16	Bradford Hotdog Cart	11:30 am - 2:30 pm Community Pool
8/23	Lucus' All American Dogs'	11:30 am - 2:30 pm Community Pool
8/26	Monsta Lobsta	5 pm - 8 pm Amenity Drive Way
9/23	Monsta Lobsta	5 pm - 8 pm Amenity Drive Way
10/28	Monsta Lobsta	5 pm - 8 pm Amenity Drive Way

*New Addition to Oakmont

Sports & Fitness



Event	Notes
Fitness Classes	10:00am Tuesdays -Empower 10:30am Wednesdays-Aqua Fitness Residents schedule sessions directly with Fitness Instructor
Tennis Clinic	5:00pm -Sundays Residents schedule lessons directly with Tennis Coach
Swimming	Summer Swamp Rats Swim Team Tuesday & Thursday until 8/7 9:00 am - 11:00 am Fall Swamp Rats Swim Team Tuesday & Thursday 4:00 pm - 6:00 pm Residents schedule lessons directly with Swimming Coach

Resident Community Hosted Activities



Event	Notes
Game Day	Every Monday & Wednesday 1 pm-4 pm Residents play Mahjong & other fun games
Bible Study	Every Monday 7 pm
Game Night	Every Tuesday 6 pm - 8 pm
Book Club	Bi- Monthly One Thursday out to of the month 7:00pm - 9:00pm
*Volleyball	Every Sunday 7:30pm

*New Addition to Oakmont