Parker Road
Community Development District

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

The Special Meeting of the Board of Supervisors of **Parker Road Community Development District** will be held **Friday, September 18, 2026, at 11:30 a.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://pfmcdd.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]*

General Business Matters

1. Consideration of Minutes of August 21, 2026, Board of Supervisors' Meeting
2. Discussion of Parker Road Campus Project by Westside Baptist Church
3. Review and Discussion of Landscape & Irrigation Maintenance Services RFP Proposals
    a) The Master's Lawn & Pest
    b) Lawn Enforcement Agency
    c) United Land Services
    d) SkyFrog
    e) Rotolo Consultants
    f) Sunrise Landscape
4. Discussion of Pool Chemical Controller
5. Ratification of Lloyd's Exercise Equipment Proposal 92177-1 for Fitness Center Equipment Repairs
6. Ratification of Southern Escapes Estimate #923 for Main pool Pump Breaker Replacement
7. Ratification of R.E. Arnold Construction Proposals for Emergency Sinkhole Repairs at Ponds 7 & 8
8. Ratification of Payment Authorization Nos. 362 – 364
9. Review of District Financial Statements

Other Business

10. Staff Reports
    a) District Counsel

pfm

b) District Engineer
c) District Manager
    - Landscape RFP Update
    - Next meeting: November 20, 2026
d) Amenity Manager
e) Lifestyle

11. Audience Comments
12. Supervisors Requests

Adjournment

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Minutes of August 21, 2026,
Board of Supervisors' Meeting

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Thursday, August 21, 2026
11701 SW 30th Avenue, Gainesville, FL 32608
11:30 a.m.

Board Members present at roll call:

Marshal Rice	Vice Chair	
Kelsy Hill	Assistant Secretary	(via phone)
Gary Gossman	Assistant Secretary	
Bill Summers	Assistant Secretary	

Also present were:

Kwame Jackson	Associate DM – PFM Management Services LLC	
Ashley Quiros	Assistant DM – PFM Management Services LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM Management Services LLC	
Racheal Meade	District Manager – PFM Management Services LLC	(via phone)
Vivian Carvalho	District Manager – PFM Management Services LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Alisa Carlino-McGowan	Amenities Manager – Berman	
Matthew Davenport	Berman	
Grant Philbeck	Berman	
Destiny Dawson	Admin Assistant - Berman	

Various residents and audience members present and on the phone.

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll Call

Mr. Jackson called the meeting of the Parker Road Community Development District Board of Supervisors to order at 11:30 a.m. and 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.

Public Comment Period

There were no public comments.

Consideration of Resolution 2026-09, Adopting Goals, Objectives and Performance Measures and Standards for Fiscal Year 2026-2027

Mr. Jackson noted that this is a statutory requirement.

Mr. Jackson noted that throughout the fiscal year, the goals can be adjusted.

ON MOTION, by Mr. Gossman, seconded by Mr. Summers, with all in favor, the Board approved the Resolution 2026-09, Adopting Goals, Objectives and Performance Measures and Standards for Fiscal Year 2026-2027.

SECOND ORDER OF BUSINESS **Business Matters**

Consideration of the Minutes of July 23, 2026, Board of Supervisors' Special Meeting

The Board reviewed the minutes.

ON MOTION, by Mr. Rice, seconded by Mr. Summers, with all in favor, the Board approved the Minutes of the July 23, 2026, Board of Supervisors' Special Meeting.

Public Hearing on the Adoption of the Fiscal Year 2026-2027 Budget and Appropriating Funds

- **Public Comments and Testimony**
- **Board Comments**
- **Consideration of Resolution 2026-10, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds**
- **Consideration of Resolution 2026-11, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026-2027**

Ms. Buchanan suggested that the Board combine the Budget and Assessment Hearings, allowing for public comments on both.

Mr. Jackson requested a motion to open the public hearing.

ON MOTION, by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board opened the public hearing.

There were no public comments.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board closed the public hearing.

Ms. Hill commented on the lifestyle capital fund line item and suggested a budget of $5,000.00.

Ms. Glasgow reviewed the lifestyle capital fund line item with the Board.

Ms. Hill noted that the utility cart budget currently reflects zero and suggested a budget of $1,000.00 for potential repair costs. The Board agreed to update the budget to $1,200.00.

Mr. Summers requested an update to the title “Utility Cart”. The title was changed to Maintenance Vehicle.

Ms. Hill noted that employee holiday bonus and employee recognition lunches were at zero and suggested $1,000 for employee bonuses and $400 for employee recognition lunches.

Mr. Jackson noted that during the 2027 proposed budget meeting, it was suggested to remove the holiday bonus and employee recognition lunch items because the staff is employed by Berman and it is Berman’s responsibility.

Ms. Buchanan noted the District does not hire employees, they hire firms and the firms hire the physical bodies to do the work. The District does not employee or set salaries.

Ms. Carvalho noted the budget is consistent with the contract with Berman.

Ms. Hill noted that she would like further clarification of the contract with Berman and the salaries of employees.

Mr. Jackson noted that previous budgets had holiday bonus and employee recognition lunches as additional incentives.

Mr. Rice noted that he would like the holiday bonus and employee recognition line items added back to the budget.

Ms. Hill asked about syncing the contracts with Berman to align with the Fiscal Year.

Mr. Davenport noted that the compensation cycle can be adjusted to coordinate with District’s budget cycle.

Ms. Carvalho noted that the Budget does not reflect the potential salary adjustments with Berman employees.

Ms. Hill noted the Retention Pond Bank Maintenance line-item has $60,000.00 and questioned what the fund will be used for.

There was brief board discussion about the ponds and maintenance repairs needed.

Mr. Jackson noted that this line item came in due to the need for pond plants and that project will start in the new fiscal year.

Ms. Glasgow noted that with the current changes, the contingency is $217,622.51, Lifestyle Capital at $5,000 and Maintenance Vehicle, formerly known as the utility cart at $1,200.00.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board approved Resolution 2026-10, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds.

Ms. Glasgow gave a brief overview of the Assessments Roll for Fiscal Year 2026-2027.

Mr. Summers requested clarification on page 40 and how to find the correct assessment for the property owner. He suggested a direct link to the property appraiser's site.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board approved Resolution 2026-11, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026-2027.

Public Hearing on the Adoption of Revised Rules of Procedure

- **Public Comments and Testimony**
- **Board Comments**
- **Consideration of Resolution 2026-12, Adopting Revised Rules of Procedure**

Mr. Jackson requested a motion to open the public hearing.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board opened the public hearing.

There were no public comments.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board closed the public hearing.

Ms. Buchanan noted that the rules of procedure have been updated to incorporate statutory changes or administrative changes. She gave a brief overview of the updates.

Mr. Rice questioned the conflict-of-interest procedure and suggested changes to the rules for members who sit on multiple boards with multiple votes.

Ms. Buchanan gave an overview of the conflict-of-interest rules of procedure.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, opposed by Mr. Rice, the Board approved Resolution 2026-12, Adopting Revised Rules of Procedure.

Consideration of Resolution 2026-13, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027

The Board reviewed the annual meeting schedule.

Mr. Jackson noted that June 17, 2027, meeting date is considered a holiday and suggested moving the meeting to June 11, 2027.

Ms. Hill suggested the July 16, 2027, meeting be held at 6:00pm so that residents can participate.

ON MOTION, by Mr. Gossman, seconded by Ms. Hill, with all in favor, the Board approved Resolution 2026-13, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027, meeting on the third Friday, every other month, with the exception of June 11, 2027, at 11:30 a.m. and July 16, 2027 at 6 p.m., at 11701 SW 30th Avenue, Gainesville, FL 32608.

Consideration of Resolution 2026-14, Declaring Vacancy on the Board for Seat 4

Mr. Jackson gave a brief overview of the seat 4 vacancy.

ON MOTION, by Mr. Rice, seconded by Mr. Summers, with all in favor, the Board approved Resolution 2026-14, Declaring Vacancy on the Board for Seat 4.

Consideration of Playground Shade Structure Project

Mr. Jackson gave an overview of the Playground Shade Structure Project.

Ms. Carlino-McGowan reviewed the recommendations by the Berman team.

There was brief discussion amongst the Board regarding the project and what is included in the proposal.

Mr. Rice noted his concern due to previous vandalism and liabilities.

There was brief discussion amongst the Board regarding whether the project provides shade and temperature reduction.

Mr. Jackson noted that they will contact the vendor regarding options for more coverage, less sun exposure and recommendations for additional cooling services.

This item was deferred.

Consideration of Extending Security Guard Engagement

Mr. Jackson noted that security services were effective in the summer and the Amenities Team made a request to extend the services. The suggestion is to extend security services until September 30, 2026, at the amount of $7,480.

There was discussion amongst the Board about having security present year-round for fiscal year 2027. Proposals will be acquired.

ON MOTION, by Mr. Summers, seconded by Mr. Rice, with all in favor, the Board approved Extending Security Guard Engagement.

Consideration of Proposals for 24th Avenue Plant Bed Refresh

Ms. Carlino-McGowan gave an overview of the proposals.

Mr. Summers noted waiting until cooler temperatures.

This item was deferred.

Consideration of Proposals for Fitness Center LED Recessed Light Replacement

Ms. Carlino-McGowan noted that ten fixtures need to be replaced.

Mr. Hill noted her concern with the price of the lighting.

Mr. Jackson requested Ms. Carlino-McGowan to get an itemized breakdown.

Mr. Jackson asked the Board to give the chair authority to execute, not to exceed $3,150.

There was discussion amongst the Board regarding lighting replacement.

ON MOTION, by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved District Staff to work with Ms. Hill for Fitness Center LED Recessed Light Replacement not to exceed $3,150.00.

Consideration of Proposals for Clubhouse Laminate Floor Restoration

The Board reviewed the proposals.

Ms. Carlino-McGowan noted that the flooring is scratched up and The Best Restoration will be able to restore the floor. She noted that eventually, the floors will need to be replaced.

ON MOTION, by Mr. Summers, seconded by Ms. Hill, with all in favor, the Board approved Proposals for Clubhouse Laminate Floor Restoration with The Best Restoration, not to exceed $2,523.00.

Consideration of Proposals for Tree Removal in Common Areas

Mr. Jackson noted that there is a total of four areas of trees that have been reported. He noted that one tree has damaged a property.

Mr. Jackson asked the Board to approve the proposal from Lawn Enforcement Agency in the amount of $4,545.

ON MOTION, by Mr. Summers, seconded by Ms. Hill, with all in favor, the Board approved District Staff to work with Mr. Rice to get proposals for Tree Removal in Common Areas not to exceed $4,545.00.

Discussion of Community Mulch

Mr. Jackson noted that the annual mulching is separate from the amenity mulching.

Mr. Jackson noted that it was time to solicit proposals.

There was brief discussion about hand placing versus blowing the mulch in.

Proposals will be sought.

ON MOTION by Ms. Hill, seconded by Mr. Rice, with all in favor, the Board approved the District to solicit Proposals to mulch.

Discussion of Parker Road Campus Project by Westside Baptist Church

Mr. Jackson reviewed the Parker Road campus project with the Board.

Mr. Summers noted that he attends Westside Baptist Church.

Mr. Summers noted that a formal request was not provided and GRU, the utility company of record, should be providing more tangible utility information.

The Board agreed that they need plans and maps to continue further discussion of the project.

Ms. Hill agreed to work on this with the District.

This item was deferred.

Ratification of PFM Management Services LLC Fee Increase Letter

Ratification of Southern Escapes Estimates #835 for Stenner Pump Repair

Ratification of Southern Escapes Estimates #836 for Black Algae Treatment

Ratification of Payment Authorization Nos. 356-361

Mr. Jackson reviewed the items with the Board.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board ratified PFM Management Services LLC Fee Increase Letter, Southern Escapes Estimates #835 for Stenner Pump Repair, Southern Escapes Estimates #836 for Black Algae Treatment and Payment Authorization Nos. 356-361.

Review of District Financial Statements

Mr. Jackson noted that the financials are updated through July 2026.

Mr. Summers noted that he received a general ledger with a significant number of reclassifications in July and was curious about the carry-over amounts.

Ms. Glasgow discussed the carry forward amounts and the general ledger. She also noted the reclassifications in July were due to administrative cleaning up.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Manager – The next meeting will be a special meeting on September 18, 2026.

Mr. Jackson gave an update on the RFP process and noted there was a need to move the proposal deadline from August 26, 2026, to Thursday, September 3, 2026.

Amenity Manager – Ms. Carlino-McGowan noted the pickleball court is open. Residents have requested installing solar lighting at the pickleball court or allowing a tennis court to be used for pickleball after dusk.

The Board briefly discussed the options and noted that lights were not initially installed at the pickleball court so that the noise would stop at dusk. They also noted that pickleballs cannot be used on the tennis courts due to possible surface wear and noise.

Ms. Carlino-McGowan will get proposals for a bench at the pickleball court.

ON MOTION, by Mr. Rice, seconded by Mr. Gossman with all in favor, the Board denied the request to install solar lighting at the pickleball court or to allow the tennis courts to be used as a pickleball court after dusk.

Ms. Dawson noted that they would like to bring back line dancing next summer. She also noted that the healthy cooking class is returning, and the fall community yard sale is coming up on September 12, 2026. Florida Friendly Landscaping Seminar is coming up on the 15th and AR workshop will be coming back with Arts and Crafts for the residents. She noted that more will come as the holidays approach.

FOURTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

An audience member commented on the need for higher quality cameras.

Mr. Summers questioned when the shed will be painted.

Mr. Rice noted that Lawn Enforcement should provide photos with proposals.

There were no further comments at this time.

FIFTH ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

On MOTION, by Mr. Rice, seconded by Mr. Gossman, with all in favor, the August 21, 2026, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 3:17 p.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Discussion of Parker Road Campus Project
by Westside Baptist Church

Westside Christian School

Parker Road Community Development District Board Meeting

Parker Road CDD
September 18, 2026

NV5
INFRASTRUCTURE FLORIDA

PN: 25-0260

• APPLICATION REQUEST:

Preliminary Development Plan (PDP)

APPLICATION INTENT:

Connect Gainesville Regional Utility (GRU) potable water and sewer outside the Urban Cluster to serve Westside Christian School, former Faith Baptist Church.

THE WHY. . .

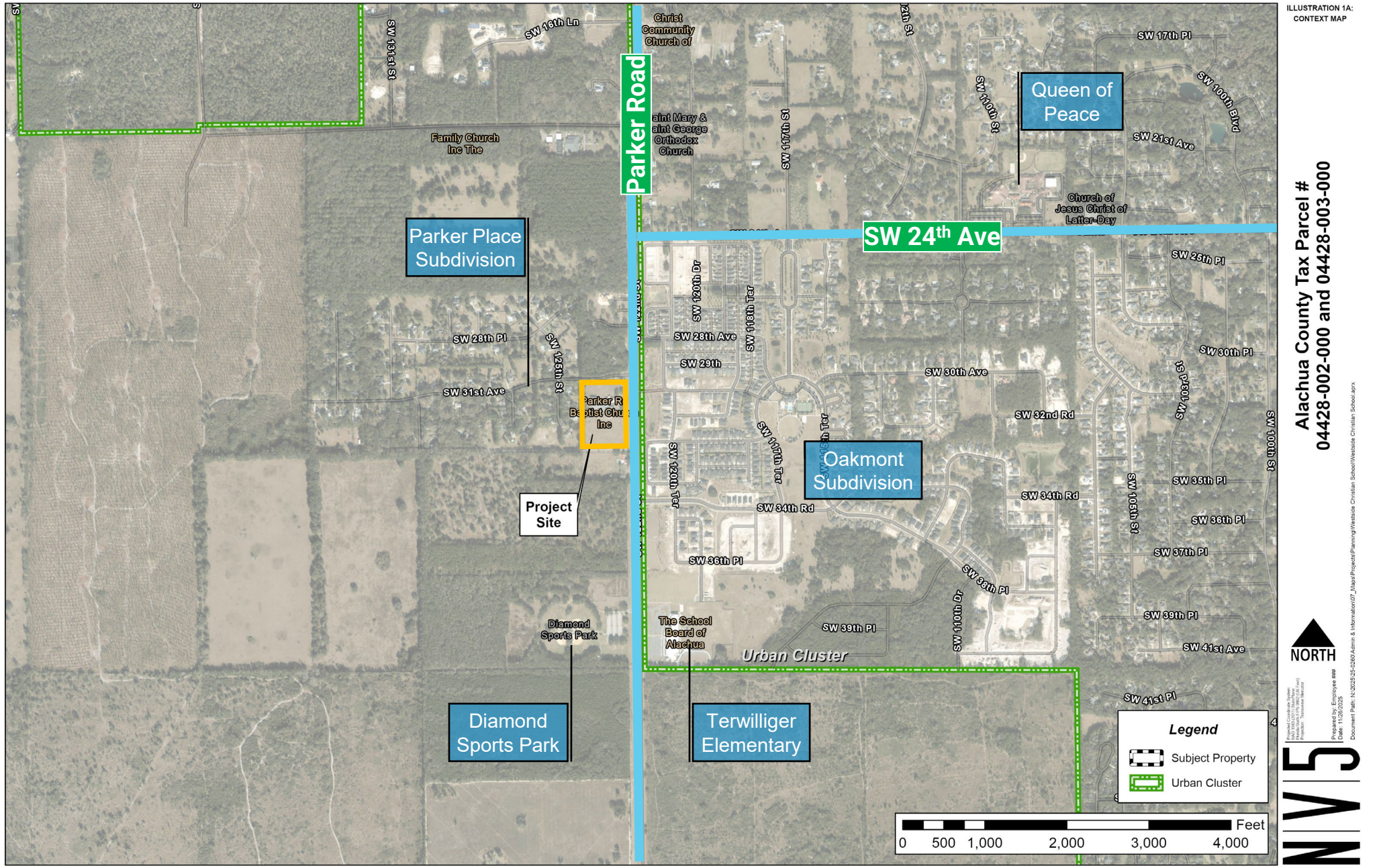
The potable water and sewer connection will promote the publics' health, safety, and welfare within the structure and promotes the use of municipal infrastructure for urban development.

CONTEXT MAP

Site on SW 122nd St (Parker Rd)

West of Oakmont Subdivision

Abuts County's Urban Cluster



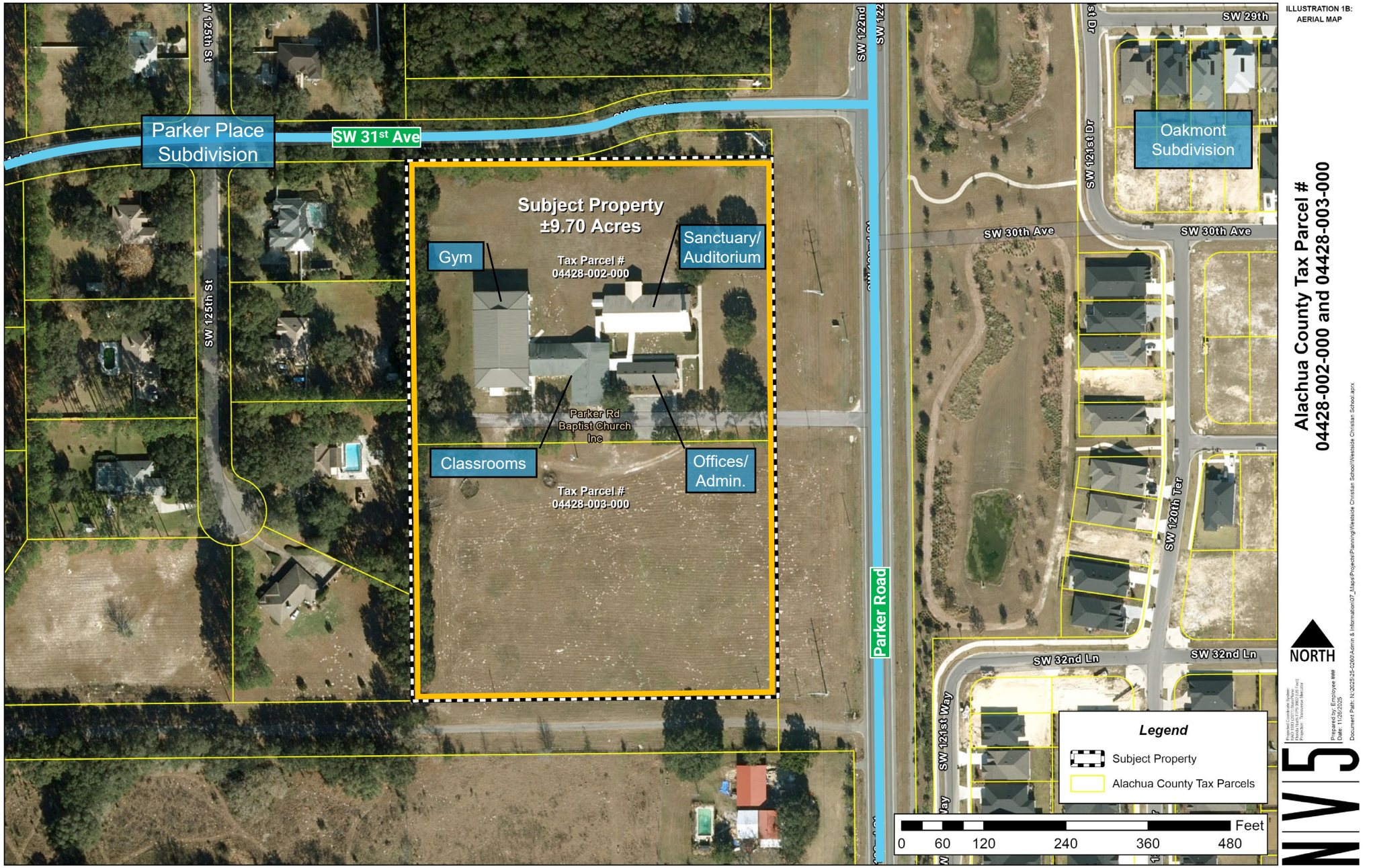
AERIAL MAP

Site improvements include a sanctuary, office, classrooms, and gymnasium.

Abutting properties are single-family residences.

Existing facilities will be rehabilitated.

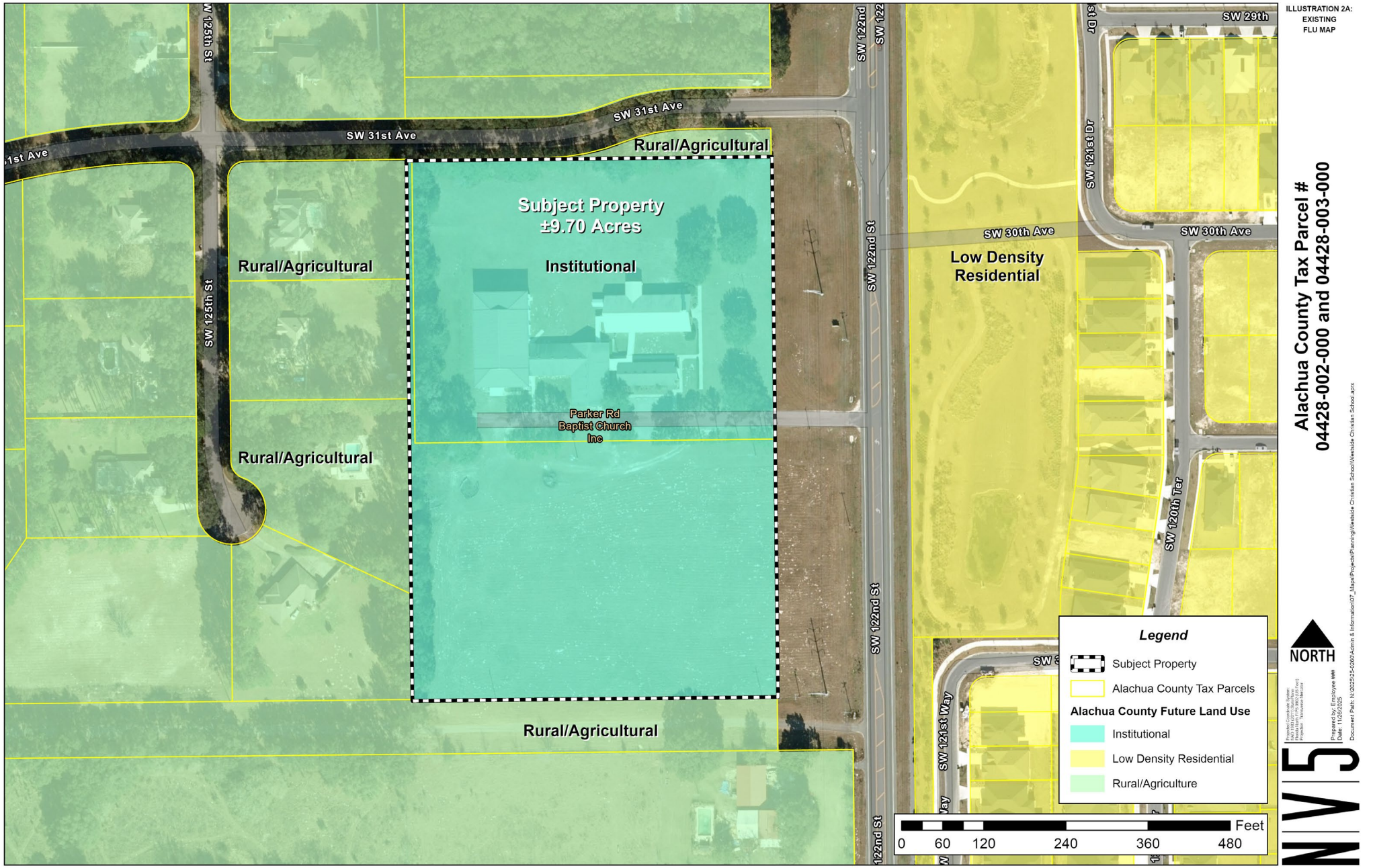
No new buildings or additions extending towards abutting residences.



EXISTING FUTURE LAND USE MAP (FLUM)

FLUM classification: Institutional

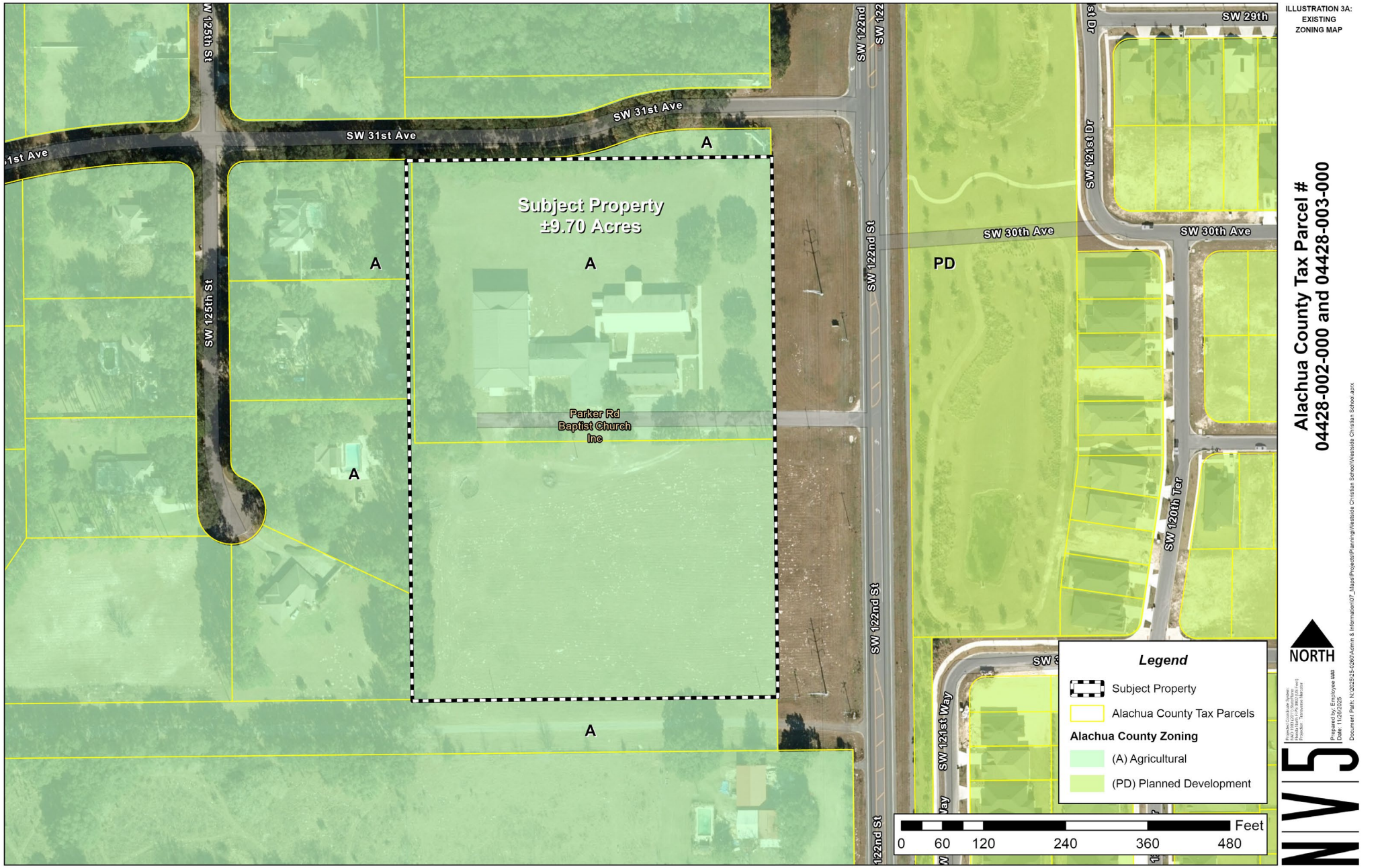
Private Schools are **permitted in the Institutional FLU** as a limited use.



EXISTING ZONING MAP

Zoning category: Agricultural

Private Schools are **permitted in the Agriculture Zoning District**

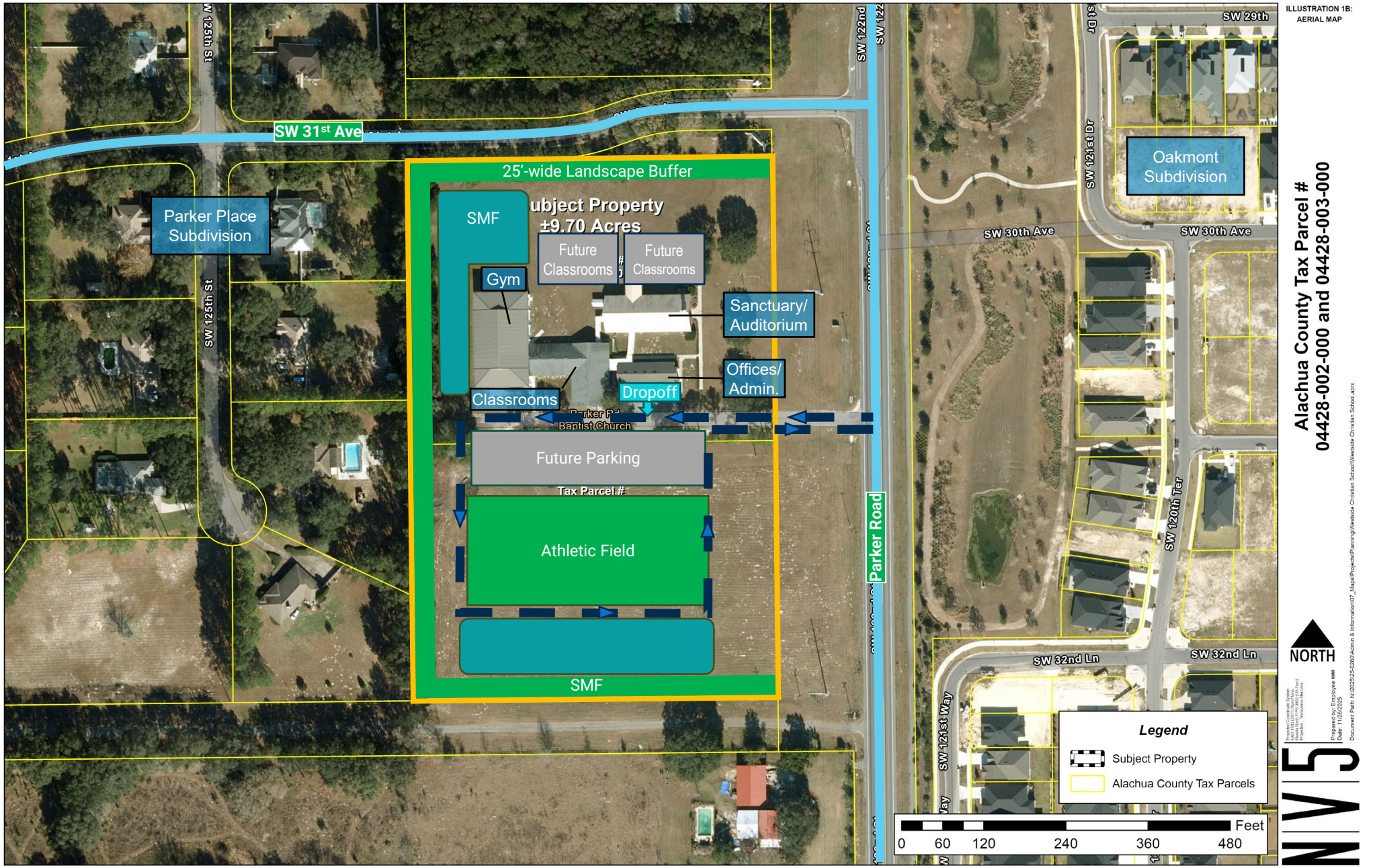


CONCEPTUAL MASTER PLAN

Church services will continue

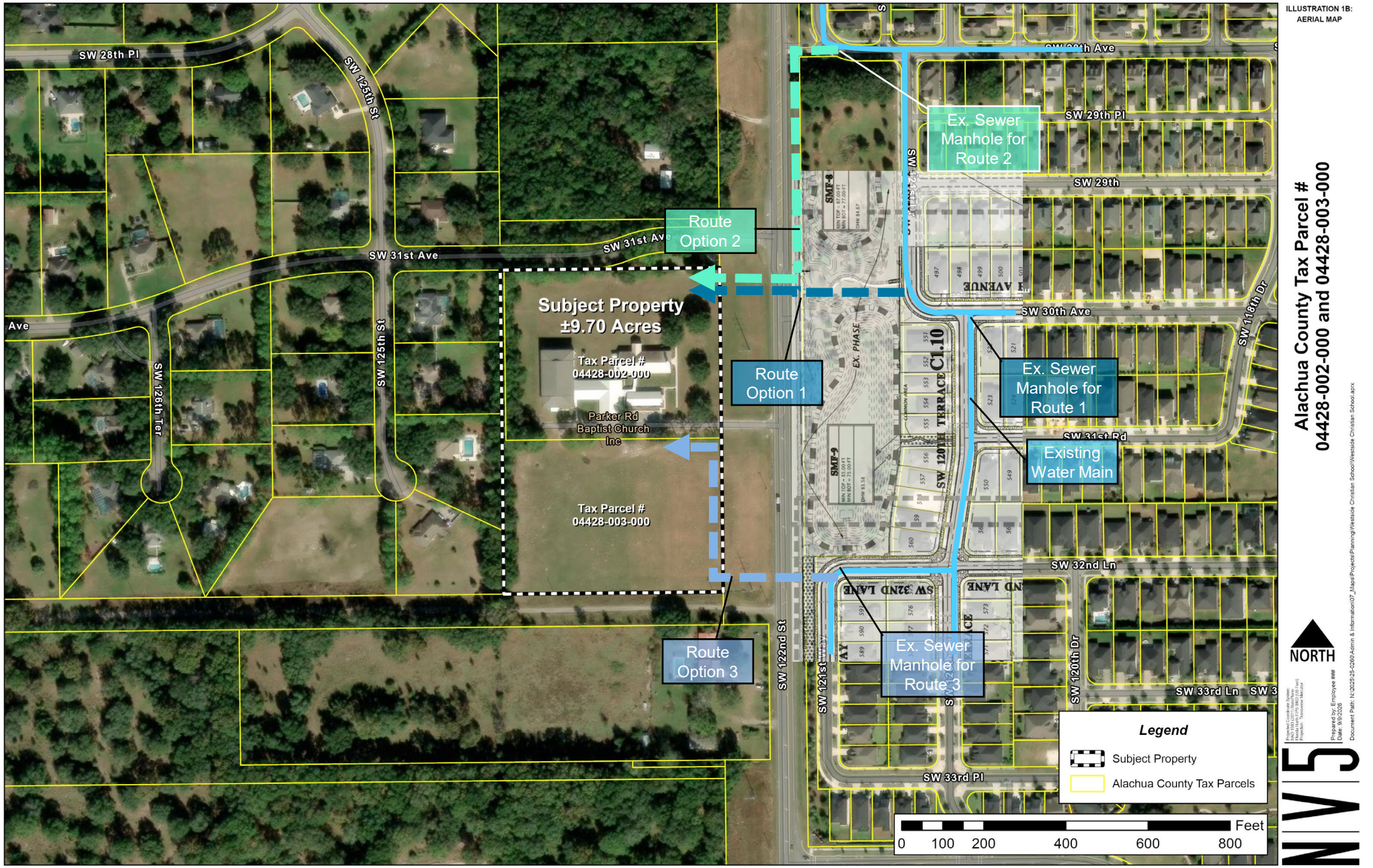
Existing facilities will be rehabbed

New classrooms will be located to the north



PROPOSED UTILITY CONNECTION

Water and sewer connection will <u>eventually</u> serve 750 students, K-12



STAFF REPORT: FINDINGS AND RECOMMENDATION

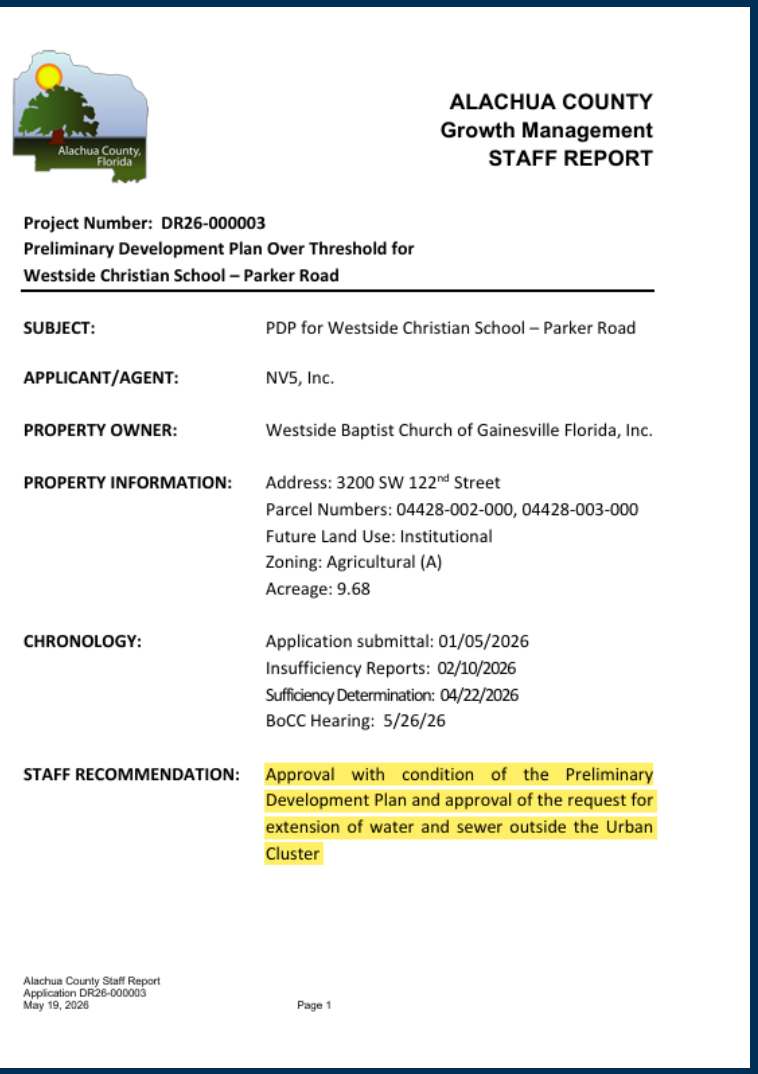
STAFF RECOMMENDATION

Staff has found the proposed Preliminary Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with condition** of the Preliminary Development Plan for Westside Christian School

CONDITION OF APPROVAL

1. The Preliminary Development Plan is approved for the use of centralized potable water and sanitary sewer services. This approval does not require the development to utilize central water or sewer, and it may utilize well and septic systems as permitted by the appropriate state agency.



ALACHUA COUNTY
Growth Management
STAFF REPORT

Project Number: DR26-000003
Preliminary Development Plan Over Threshold for
Westside Christian School – Parker Road

SUBJECT:	PDP for Westside Christian School – Parker Road
APPLICANT/AGENT:	NV5, Inc.
PROPERTY OWNER:	Westside Baptist Church of Gainesville Florida, Inc.
PROPERTY INFORMATION:	Address: 3200 SW 122nd Street Parcel Numbers: 04428-002-000, 04428-003-000 Future Land Use: Institutional Zoning: Agricultural (A) Acreage: 9.68
CHRONOLOGY:	Application submittal: 01/05/2026 Insufficiency Reports: 02/10/2026 Sufficiency Determination: 04/22/2026 BoCC Hearing: 5/26/26
STAFF RECOMMENDATION:	Approval with condition of the Preliminary Development Plan and approval of the request for extension of water and sewer outside the Urban Cluster

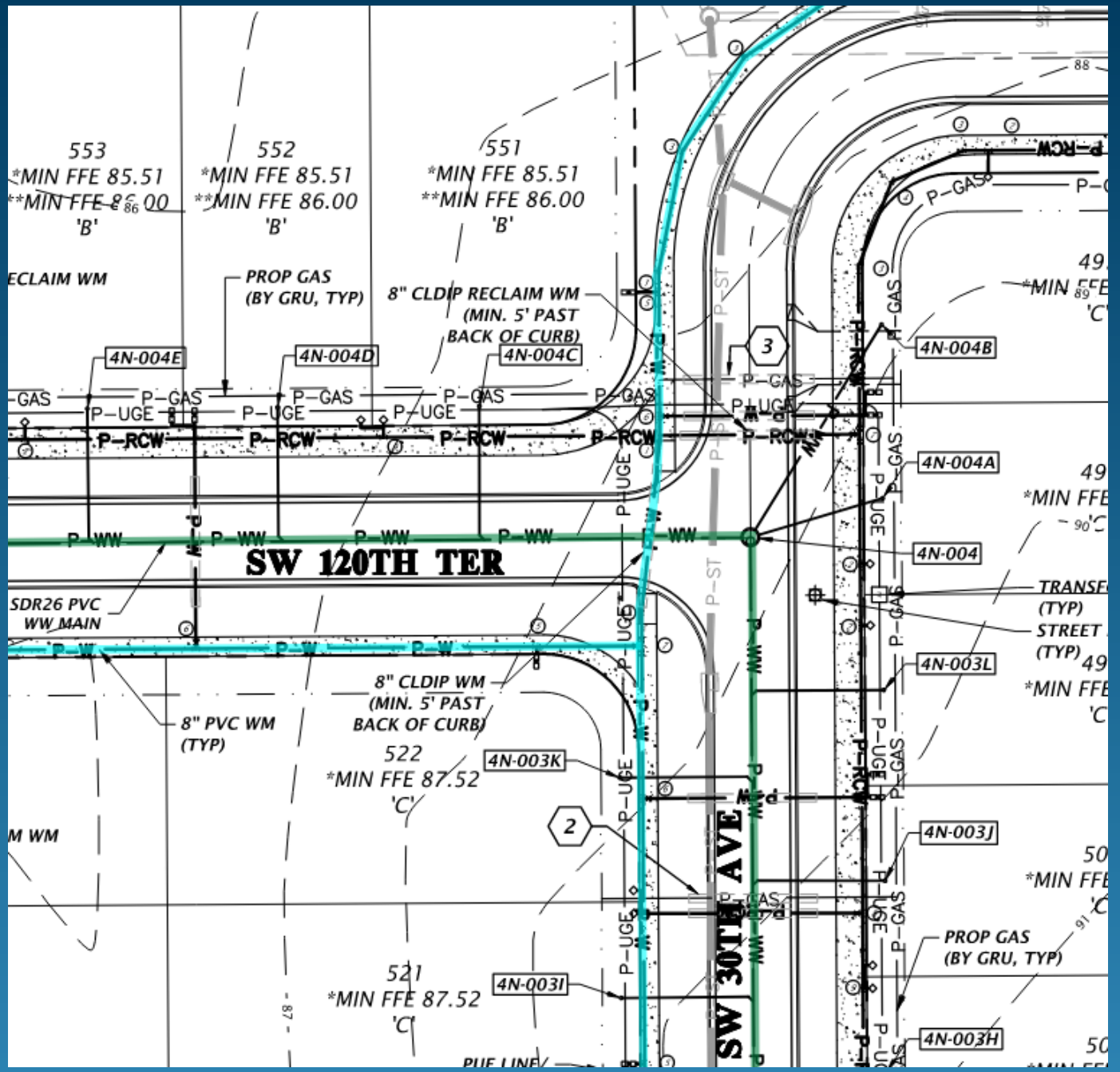
Alachua County Staff Report
Application DR26-000003
May 19, 2026

Page 1

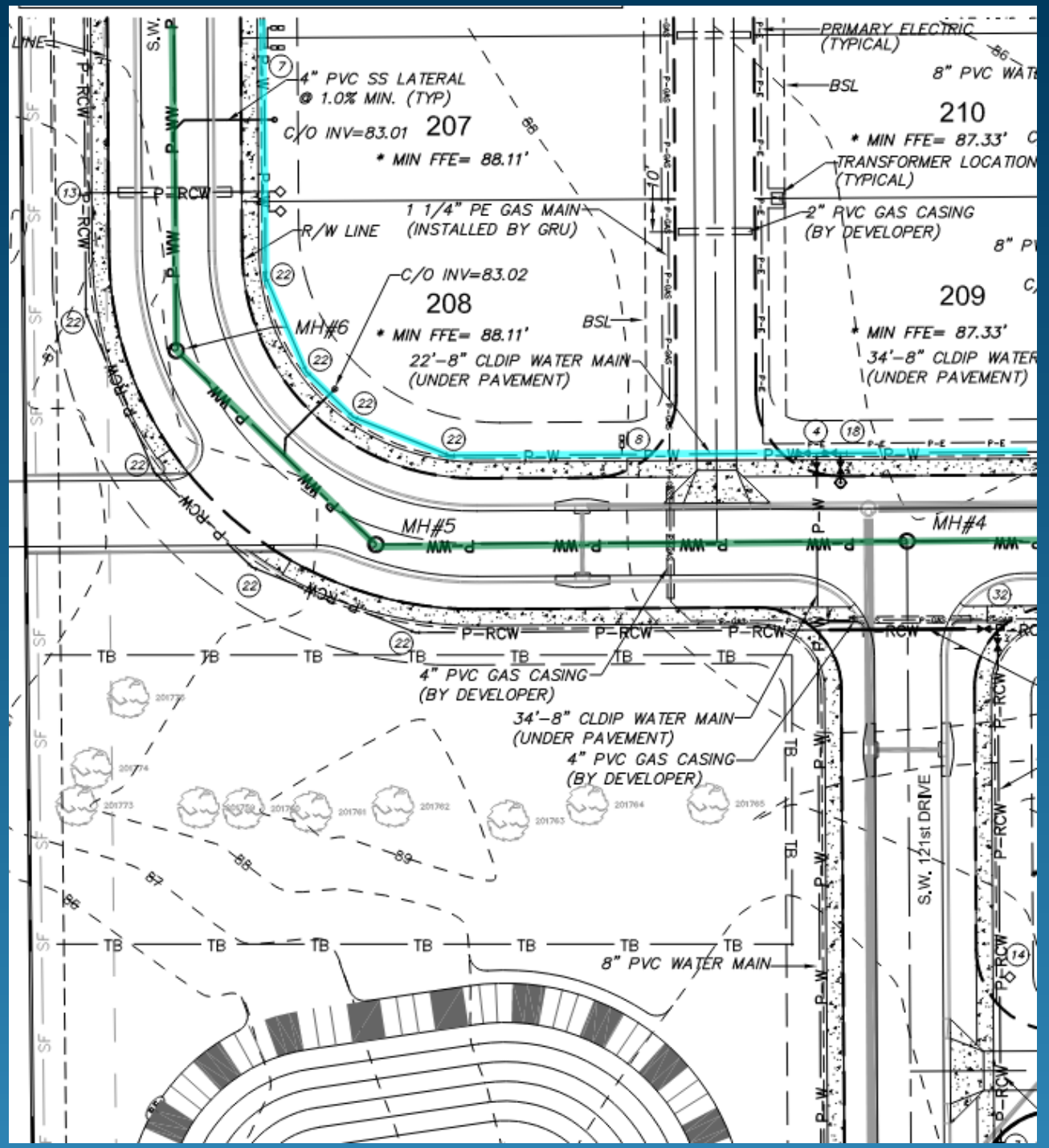
Contact Information:
Walker Owen, PE
Walker.Owen@NV5.com
352.331.1976

NV5
INFRASTRUCTURE FLORIDA

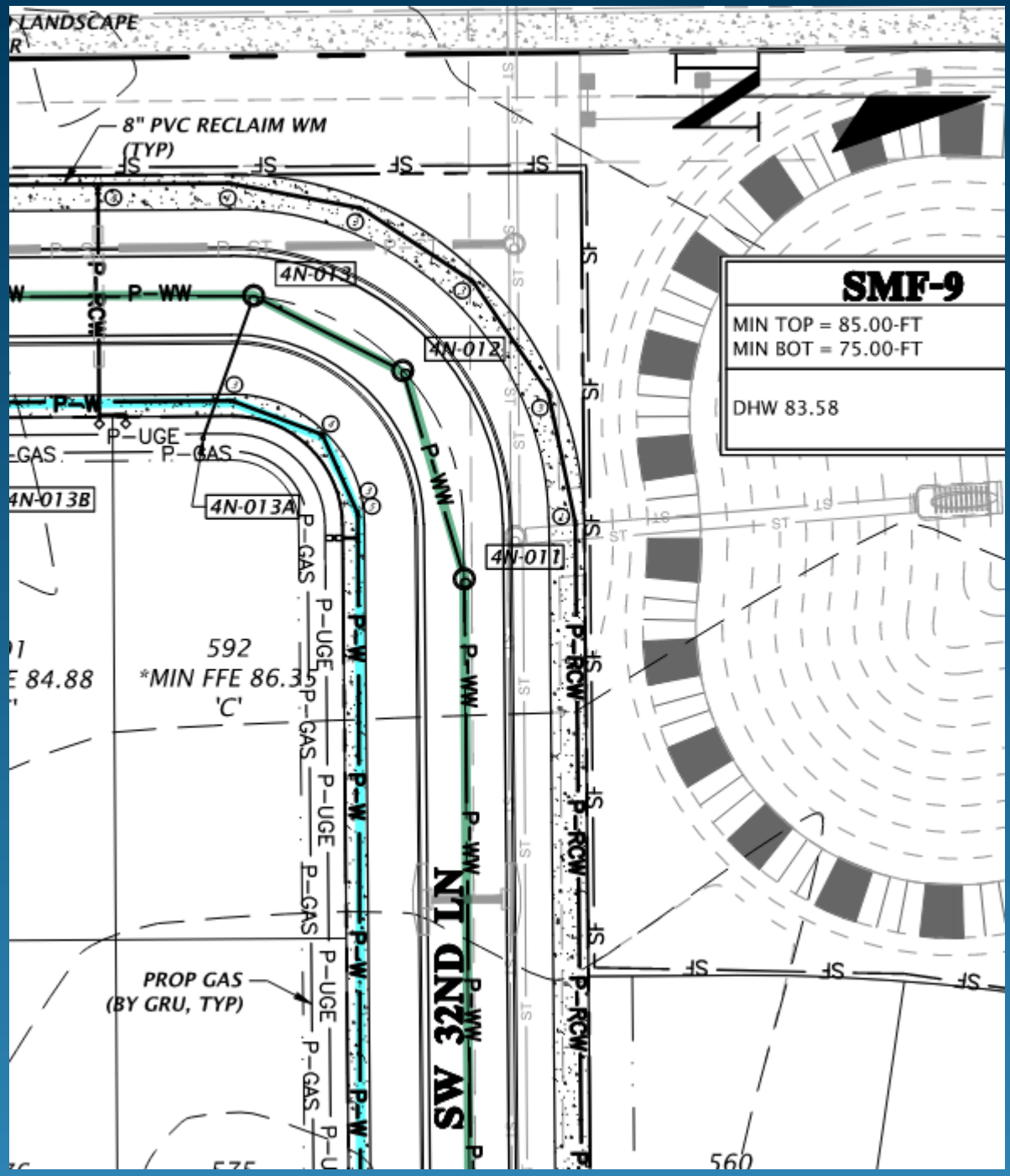
ROUTE ONE
EXISTING UTILITIES



ROUTE TWO
EXISTING UTILITIES

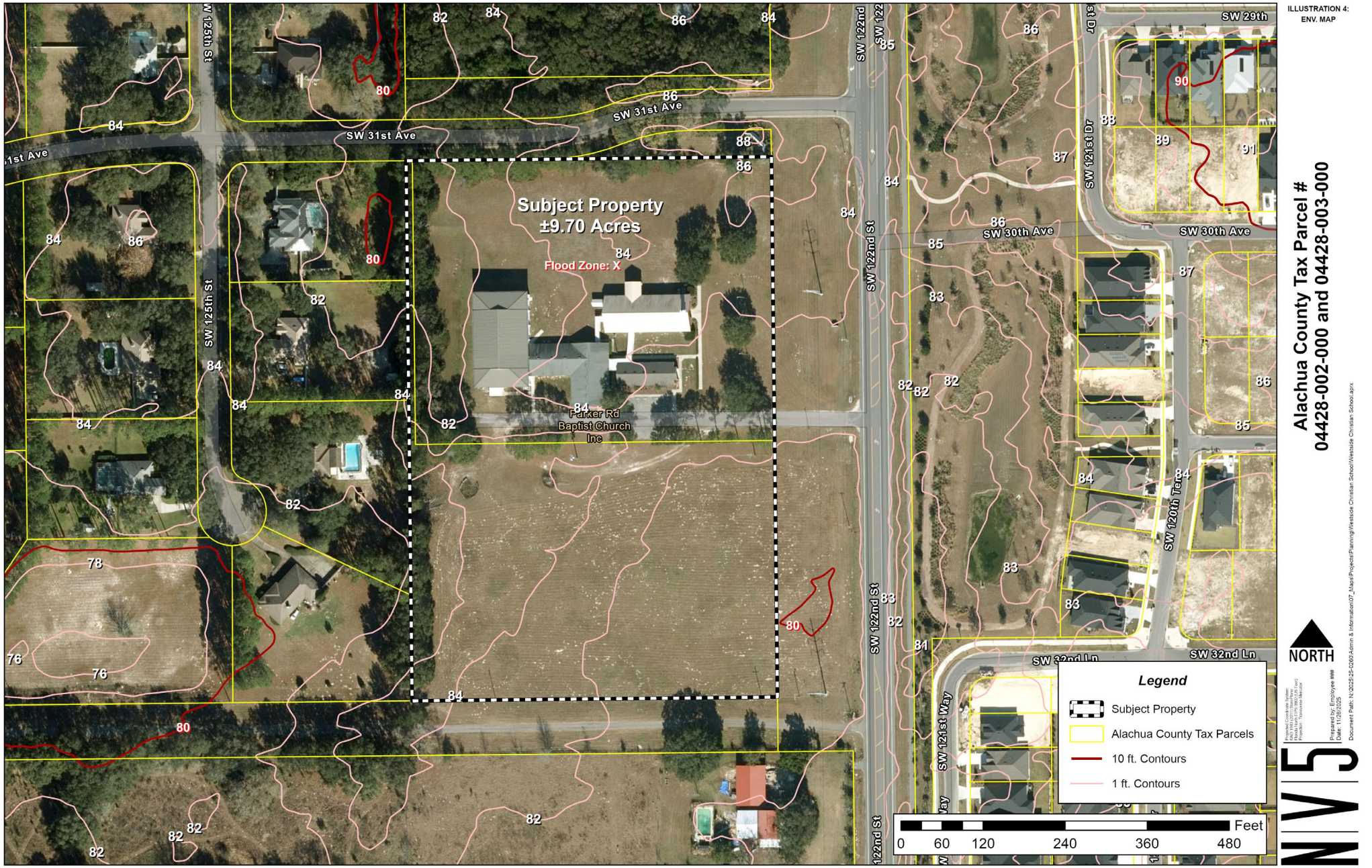


ROUTE THREE
EXISTING UTILITIES



ENVIRONMENTAL MAP

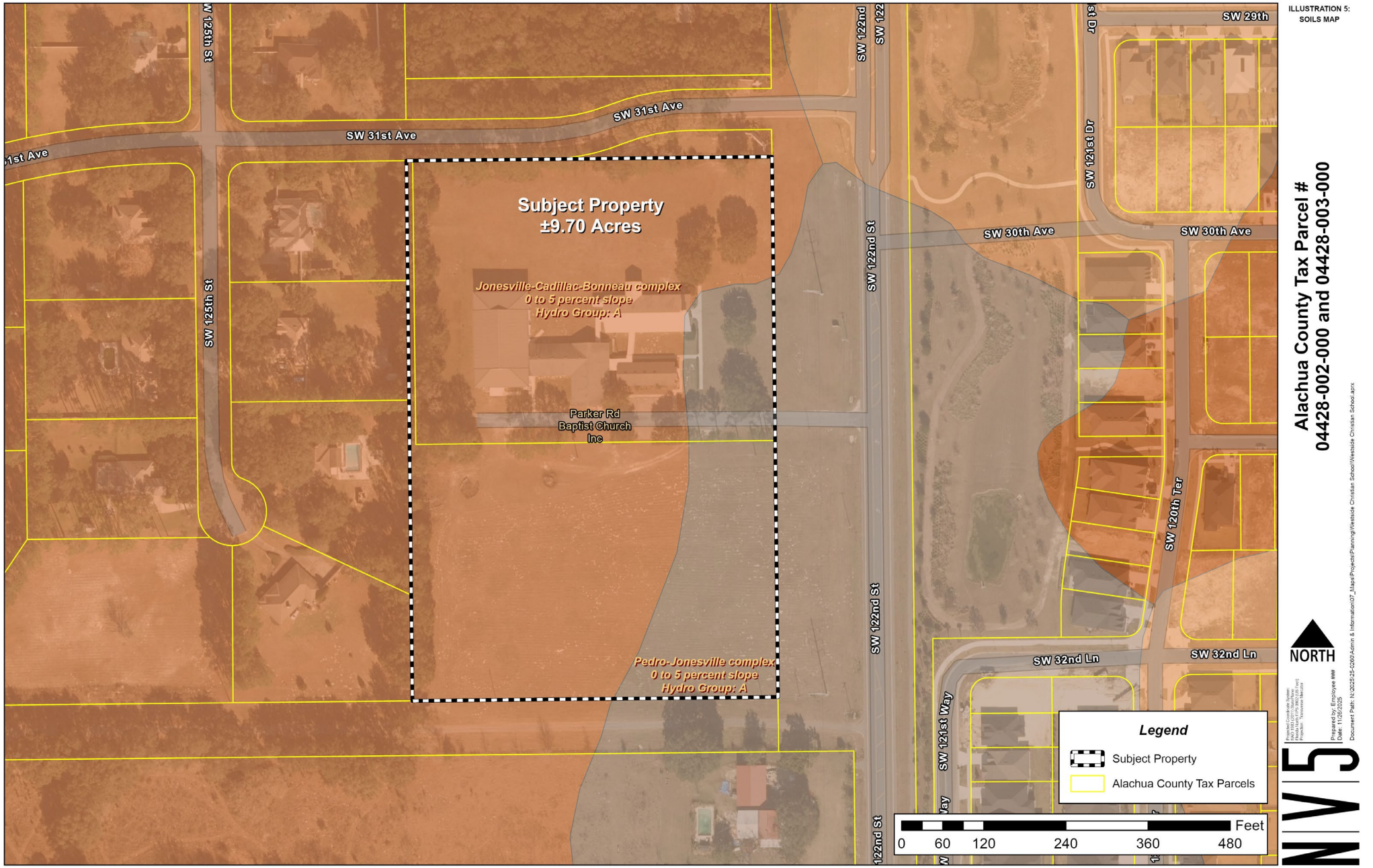
Flood Zone: X



SOILS MAP

Soil:

- Jonesville-Cadillac-Bonneau complex, 0 to 5 percent slope
- Pedro-Jonesville complex, 0 to 5 percent slope



PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Review and Discussion of Landscape &
Irrigation Maintenance Services RFP Proposals

Parker Road CDD Landscape & Irrigation Maintenance RFP Response Cost Summary

Term 1 (2026 – 2027)

PROPOSER	SECTION 1	SECTION 2	COMBINED SECTIONS 1 & 2
The Master's Lawn & Pest	$403,104.00	$230,656.00	$633,840.00
Lawn Enforcement Agency	$324,220.00	$159,346.00	$483,566.00
United Land Services	$328,140.00	$159,360.00	$487,500.00
SkyFrog	$476,628.00	$302,416.00	$779,040.00 **($779,044.00)**
Rotolo Consultants	$362,975.32	$209,942.90	$572,918.25
Sunrise Landscape	$391,968.00	$206,056.00	$598,024.00

Term 2 (2027 – 2028)

PROPOSER	SECTION 1	SECTION 2	COMBINED SECTIONS 1 & 2
The Master's Lawn & Pest	$415,200.00	$237,576.00	$652,776.00
Lawn Enforcement Agency	$324,220.00	$159,346.00	$483,466.00 **($483,566.00)**
United Land Services	$328,140.00	$159,360.00	$487,500.00
SkyFrog	$490,932.00	$311,488.00	$802,440.00 **($802,420.00)**
Rotolo Consultants	$373,864.60	$216,241.17	$590,105.78
Sunrise Landscape	$405,686.88	$213,267.96	$618,955.00

Term 3 (2028 – 2029)

PROPOSER	SECTION 1	SECTION 2	COMBINED SECTIONS 1 & 2
The Master's Lawn & Pest	$427,656.00	$244,702.00	$672,360.00
Lawn Enforcement Agency	$333,946.00	$164,126.00	$483,566.00 **($498,072.00)**
United Land Services	$337,980.00	$164,136.00	$502,116.00
SkyFrog	$505,656.00	$320,830.00	$826,513.00 **($826,486.00)**
Rotolo Consultants	$385,080.54	$222,728.42	$607,808.97
Sunrise Landscape	$419,885.92	$220,732.34	$640,618.00

THE MASTER'S LAWN & PEST

RESPONSE TO REQUEST FOR PROPOSALS -

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT, OAKMONT, LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

PREPARED BY: RUSTY THOMPSON OWNER/CEO & CAROLINE PARKER BUSINESS DEVELOPER



Who We Are



The Master's Lawn & Pest is a full-service lawn care and pest control company owned and operated by our founder, Rusty Thompson, born & raised in Melrose, FL & a lifelong Florida Gator. These local, Alachua County roots mean we understand the community, because it's our home too. Choosing us means partnering with a founder-led, local company that treats your community's curb appeal as a direct reflection of our own reputation

2004

Rusty Thompson founded The Master's Lawn

125

Employees

6,523

Happy clients

22

Years of servicing Alachua County

CORE VALUES

Our mission is to continually grow professional team members that exceed our client's expectations. We believe that by investing in the growth and well-being of our staff, they will provide our clients with a consistent and quality service. Our track record of this speaks for itself in our local awards, testimonials, and hundreds of five-star reviews.

01 Own it

02 Plan Ahead

03 Stay Positive

04 Respect Everyone

05 Exceed Expectations

870+

Google Verified Reviews

CELEBRATING 20 YEARS OF SERVICE





MEET YOUR TEAM



Rusty Thompson - CEO

- Helps retention and sales through maintaining large client relationships, problem-solving, supporting culture, and leading the team by example.



Chuck Baldwin - COO

- Drives branch revenue and profitability by leading team execution, overseeing daily operations, and expanding client relationships in the Gainesville market.

LEADERSHIP TEAM

Michelle McSwain - Finance Director



- Cashflor + Budget
- Invoicing +AR reporting
- Property Management Background

Anthony Johnson- Services Manager



- Optimizes route efficiency, service margins, and quality control standards across all Gainesville service lines.

Brittany Law - HR Director



- Human Resources
- Talent Managment
- Payroll & Hours
- Team Building
- Retirement / Health Benefits
- Employee Reviews

Heather Magee - Lead Coordinator



- Drives operational flow and customer satisfaction by managing scheduling, work orders, damage resolution, and team communications.

Yomi Williams - Commercial Production Manager



- Leads site crews on large-scale properties to ensure strict contract compliance, property manager satisfaction, & crew safety

Brian Rehberg - Fleet Management



- Fleet Management & Repairs
- Training Prevention
- Sourcing Fleet Vendors
- Improving Fleet Systems & Processes
- Facility Organization

PARKER ROAD CDD TEAM



Rama Thomas - Crew Lead

- On Site Manager of the crew
- 5 years with Master's
- 14 years in the industry



Caroline Parker - Business Developer

- Ensures proposal execution is implamented by operations team and continues to develop client partnership after sale is complete.



Alex LIng - Commercial Account Manager

- Main point of contact for Parker Road CDD post sale.
- Previous property manager that understands budget and communication needs
- Current VIllage of Gainesville Account Manager



Tammi Wait - Design & Landscape Consultant

- Designated new design and horticultural expert for The Master's Lawn & Pest. Point person for all new design install projects.

How We *INVEST* In Our Team

The Master's invests in **every member** of our team through ongoing courses in plant identification, irrigation, lawn health and even growing into personal development through budgeting courses ;
open to **all** staff, no matter their role.
Even our accounting team is welcome to learn plant identification alongside our field crews and our field crews can invite their spouse to learn how to budget their income to reach their long term goals and dreams.
That investment shows! Our clients are served by team members who care about their work, because we care about our team.

30-60-90 DAY PLAN

2 Crews (3 each) | 4-Day, 10-Hour Weeks + Friday Make-Up | 2 Bi-Weekly Irrigation Techs

2 Weeks Prior to Start

- Finalize crew assignments, zone coverage map, and supervisor per crew
- Confirm 4-day/10-hour schedule with Friday reserved for weather make-up and punch-list work
  - Retention pond weed management
  - Crew efficencies
  - High visual areas (amenity center, entrances, model homes common area)
- Set irrigation tech bi-weekly route and between-visit call-out process with district
- Stage equipment matched to turf types; complete PPE and uniform inventory
- Stage irrigation repair stock (nozzles, fittings, valve lids)
- Set up Landscape Log, fertilization plan template, and 24/7 emergency contact
- Confirm pet waste station locations and stock supply
- Perform full irrigation audit to establish baseline prior to start with district approval
- Schedule initial weekly walk-through with District, Account Manager, COO, and Owner.

Days 1–30: Full Routine Service Begins

- Both crews on full mowing/edging/blowing rotation from Day 1
- Irrigation techs begin bi-weekly cycle, prioritizing baseline repair list provided
- Twice-weekly pet waste station service underway
- Weekly District walk-through; deficiencies resolved before next walk and requested proposals submitted for approval
- Submit first Landscape Log and fertilization/application plan

Days 31–60: Full Cycle Establishment

- Quarterly fertilization program active per Fertilization Matrix
- IPM monitoring active; treatments underway for flagged issues
- First seasonal annual color change-out complete (if in season)
- Monthly lighting inspection complete; deficiencies reported
- Irrigation techs through ~4 bi-weekly cycles; repairs >$500 quoted and approved
- Reduce District walk-through frequency if performance supports it

Days 61–90: Optimization & Review

- 90-day performance review with District against service standards
- Full annual fertilization/pruning/pest control calendar finalized
- Irrigation system review complete (hydrozoning, drip adjustments)
- Hurricane/emergency response plan finalized and shared with District
- Mulch removal proposal submitted (recommended every 3 years)
- Annual soil testing cadence established
- Ongoing: weekly/bi-weekly mowing by season, quarterly fertilization, twice-yearly mulching (when requested), four annual color rotations, monthly lighting checks, and continuous Landscape Log reporting.

***This 30/60/90 day mobilization plan is not an exhaustive list of every task required to fulfill the full scope of service. It is a starting framework for learning the property, establishing consistent routines, and building the foundation for service that exceeds expectations. As our teams get to know the site's specific conditions and the District's priorities, this plan will be refined and expanded to ensure every standard outlined in the scope is met and maintained long-term.

THE MASTER'S LAWN & PEST

COMMERCIAL REFERENCES

Tioga Town Center / The Flats

105 SW 128th Street

Newberry, FL 32669

Corin Ferrell

352.455.7974

corin.ferrell@hankingroup.com



The Village at Gainesville

8000 NW 27th Boulevard

Gainesville,. FL 32606

Marc Muzzy

631.579.2088

mmuzzy@thevillagegainesvillecom



UF Health - Various Properties & Professional Park

3300 SW Williston Road

Gainesville, FL 32608

Allen Anderson

386.937.9244

aand0008@shands.ufl.edu



PARKER ROAD COMMUNITY DEVELOMENT DISTRICT

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

DATE SUBMITTED: September 9th, 2026

1. Proposer: The Master's Lawn & Pest
[Company Name]

_____ Individual
__X__ Limited Liability Company
_____ Limited Liability Partnership
_____ Partnership
_____ Corporation
_____ Subsidiary Corporation

2. Proposer Company Address:

Street Address: 11417 NW 59th Terrace
P.O. Box (if any):
City, State, Zip: Gainesville, FL 32653
Telephone: 352-290-8512 Facsimile: NA

1st Contact Name: Rusty Thompson Title: Owner/President
2nd Contact Name: Chuck Baldwin Title: COO

3. Parent Company Name (if applicable):

Parent Company Address (if different):

4. 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: 11417 NW 59th Terrace
P.O. Box (if any):
City, State, Zip: Gainesville, FL 32653
Telephone: 352-290-8512 Facsimile:

1st Contact Name: Rusty Thompson Title: Owner/President
2nd Contact Name: Chuck Baldwin Title: COO

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 ( )No ( )
If no, please explain
Date incorporated 05/06/2005 Charter No. FEIN90-0679147

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 (X) 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 (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 05/06/2005

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 (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.: JF336701 Expiration Date: 06/01/2027
Qualifying Individual: Chuck Baldwin Title: COO
List company(ies) currently qualified under this license:
The Master's Lawn & Pest

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:
(2024) $11,152,624.05
(2025) $11,756,176.00
(2026) $8,147,224.00

10. WhatarethеProposer's current insurance limits?
General Liability $ 2,000,000
Automobile Liability $ 1,000,000
Workers Compensation $ 1,000,000
Expiration Date 03/01/2027

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)?
2026-2027 Experience MOD rating is 1.57.
_____

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 (X) No ( )
If yes, please describe each incident 11/15/2024 - Fall Slip or Trip Sprain Hand
09/30/24 Head Injury from Auto Accident
08/07/25 Fall Slip or Trip Fracture Foot

12. Please state whether or not your company or any of its affiliates are presently barred or suspended frombidding orcontracting 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?
Butch Mattern	Irrigation Manager	Commercial & Residential	37 + Years	3 + Years	Irrigation Manager
Chuck Baldwin	Branch Manager	$11 Million Branch	25+ years	10+ Years	Management
Alex Ling	Account Manager	$2.5 million client base	13 years	1 year	Account 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. N/A

17. Has the organization or any of its affiliates ever been either disqualified or denied prequalification status by a governmental entity? Yes ( )No(X)
Ifso, discuss thecircumstancessurroundingsuchdenial or disqualificationaswellasthe date thereof.

_____

_____

_____

The undersigned hereby authorize(s) and request(s) any person, firm, or corporation to furnish any pertinent information requested by the Parker Road Community Development 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.

_____ By: _____
Name of Proposer

This _____ day of _____, 2026 By: _____
[Type Name and Title of Person Signing]

State of Florida

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, of the _____ _____ , 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

(SEAL)

CORPORATE OFFICERS

Company Name The Master's Lawn & Pest Date 09/09/26

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
Edward "Rusty" Thompson	Owner/Operator	Sales, Operations, Training, Acquisitions, Visionary,	Gainesville, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

Company Name The Master's Lawn & Pest Date 09/09/26

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
Edward "Rusty" Thompson	Founder/ CEO	Provides executive oversight to ensure quality, accountability, and strong long-term client relationships.	21 Years	21 Years
Chuck Baldwin	Chief of Operations	Works alongside the CEO to execute company strategy and maintain vendor and client relationships.	8 Years	22 Years
Michelle McSwain	Finance/Controller	Cashflow + Budget Invoicing + AR Reporting	7 Years	10 Years
Brittany Law	Human Resources	Hiring + Onboarding Reviews + GWC Culture Rituals	1 Year	1 Year
Anthony Johnson	Head Services Manager	Optimizes route efficiency, service margins, and quality control standards	9 Years	19 Years
Alex Ling	Commercial Account Manager	rotects and expands commercial partnerships through exceptional client retention and strategic enhancement proposals.	2 Years	13 Years
Heather Magee	Lead Coordinator	Drives operational flow and customer satisfaction by managing scheduling, work orders, damage resolution, and team communications.	1 Year	13 Years
Butch Mattern	Irrigation Production Manager	Leads and trains irrigation technicians by example to ensure route efficiency (SPH), site safety, premium work quality, and exceptional client satisfaction.	3 Years	33 Years
Yomi Williams	Commercial Maintenance Supervisor	Leads site crews on large-scale properties to ensure strict contract compliance, property manager satisfaction, crew safety, and heavy-equipment efficiency.	10 Years	37 Years
Rama Thomas	Main Crew Leader	Leads & trains crews, enstres work is completed standard, identifies is communicates with the Commercial Account Manaqer assisting as needed in field.	5 Years	14 Years
Brian Rehberg	Fleet Manager	Maximizes equipment uptime and driver safety through preventative maintenance programs, rapid repair schedules, and vendor management.	40 Years	5 Years
Kyle Silas	Pest Control Lead	Drives field excellence by modeling and teaching core practices in safety, quality control, route efficiency, and client communication.	7 Years	7 Years

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

Company Name The Master's Lawn & Pest Date 09/09/26

Please see attached list

QUANTITY	DESCRIPTION	CAPACITY	LIST EQUIPMENT TO BE USED ON A REGULAR BASIS FOR THIS SCOPE	LIST EQUIPMENT AVAILABLE TO THE SITE FOR ENHANCEMENTS & EMERGENCY RESPONSE

MAINTENANCE CREW & SCHEDULING

Company Name The Master's Lawn & Pest Date 09/09/26

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	3	1	1	1
Section #2	3	1	1	1
Combined (Section #1&2)	6	1	1	1

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	Monday - Tuesday	10
Section #2	Wednesday - Thursday	10
Combined (Section #1&2)	Monday - Thursday (Fri as needed)	10

AFFIDAVIT FOR INDIVIDUAL

STATE OF _____ SS:

COUNTY 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.

_____
(Proposer Must Also Sign Here)

Sworn to before me this _____ day of _____, 2026.

_____
Signature of Notary

Notary Public / Expiration:_____

(SEAL)

AFFIDAVIT OF PARTNERSHIP

STATE OF _____ SS:

COUNTY OF _____

_____, a member 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 of a General Partner is Required)

Sworn to before me this _____ day of _____, 2026.

_____
Signature of Notary

Notary Public / Expiration:_____

(SEAL)

AFFIDAVIT OF CORPORATION

STATE OF _____ SS:

COUNTY OF _____

_____, (title) _____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.

_____
(Officer Must Also Sign Here)

Sworn to before me this _____ day of _____, 2026.

_____
Signature of Notary

Notary Public / Expiration:_____

(SEAL)

I. Proposal Package

d. Non-Collusion Statement

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF _____

COUNTY OF _____

I, _____, 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 _____ day of _____, 2026.

_____
Signature by authorized representative of Proposer

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, of _____ _____ , 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

(SEAL)

I. Proposal Package

e. Acknowledgment of Receipt of Documents

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 September, 2026, by:

The Master's Lawn & Pest
[Company]

11417 NW 59th Terrace Gainesville, FL 32653
[Business Address]

(352) 378-5296
[Telephone]

N/A
[Facsimile]

info@themasterslawncare.com /
[Email] rusty@themasterslawncare.com

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)
☐			

☐ II.

☐ III. Proposal Forms (Initial)

☐ IV. Evaluation Criteria _____ (Initial)

Baseline Evaluation



The following report is a baseline landscape evaluation and assessment for the areas outlined in the scope of service and highlighted maps of areas to be serviced. Image dates and locations are included for reference. Walters Viburnum throughout the property, regardless of location are in steep decline or dead. Muhly and Cord grasses are also in steep decline throughout the property regardless of location.

Area 1

Turf Grass

Area 2

Entryways &
Streetscapes

Area 3

Greenscapes &
Amenity Center

Area 4

Retention Ponds

AREA 1 - TURF GRASS





Turf throughout the property is in good condition.
The layout is uniform throughout the neighborhood - zoysia is between the road and sidewalk, and Bahia/weeds are from the sidewalk to the retention areas. There is no zoysia turf along the 24th ave and Parker road streetscapes.

AREA 2 - ENTRYWAYS & STREETSCAPES

24th Ave Streetscape & Entryway













Photos show declining, damaged, or dead plant material in the Oakmont entryways and streetscapes. Most of the Indian Hawthorn shrubs are either dead or declining. Replacing these shrubs with a different shrub such as podocarpus or Burford holly is recommended. Muhly along 24th Ave also in decline and recommend a shade loving shrub as a replacement in the future for this area.

*More images were recorded and available upon request.

AREA 2 - ENTRYWAYS & STREETSCAPES

Parker Road Streetscape & Entryway

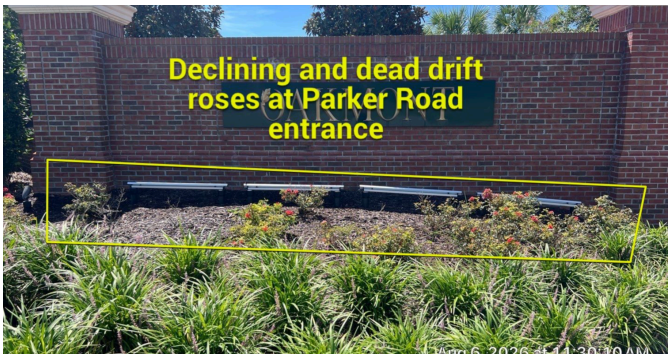








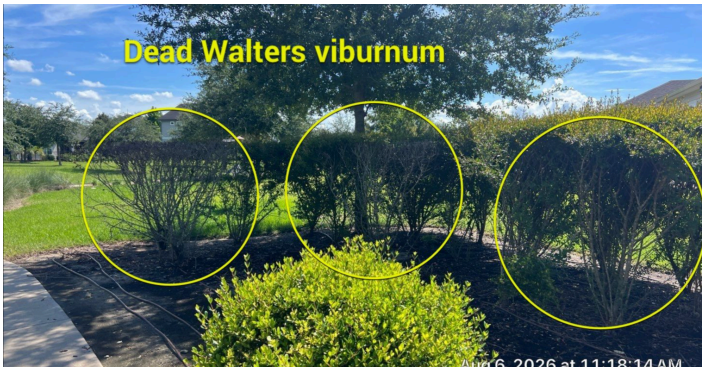




Photos show declining, damaged, or dead plant material in the Oakmont entryways and streetscapes. Most of the Indian Hawthorn shrubs are either dead or declining. Replacing these shrubs with a different shrub such as podocarpus or Burford holly is recommended. *More images were recorded and available upon request.

AREA 3 - GREENSPACES

















AREA 4 - AMENITY CENTER

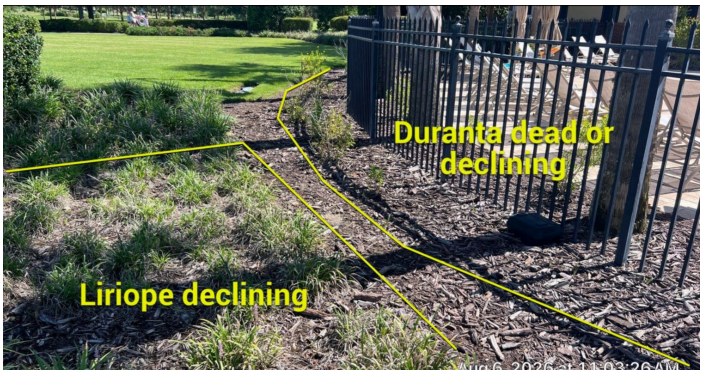










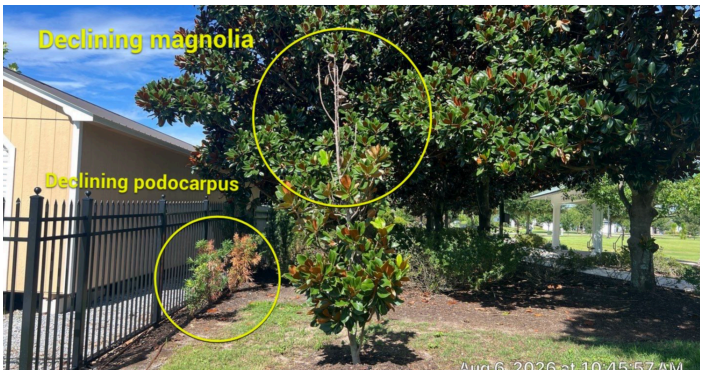




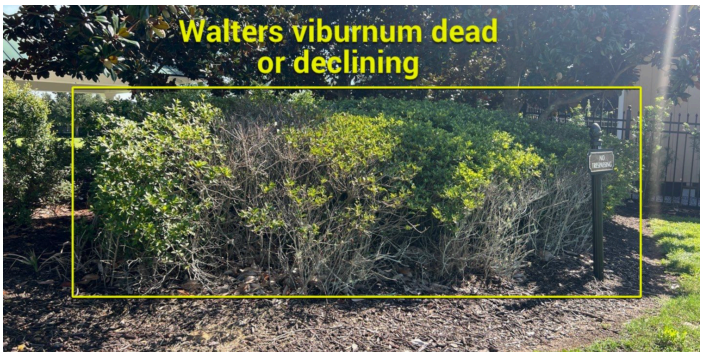


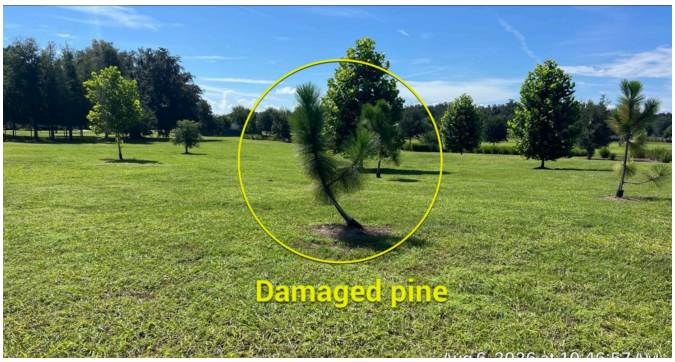
AREA 4 - AMENITY CENTER

















AREA 5 - RETENTION PONDS

Plant material in retention ponds 1N and 1S is not maintainable since wildlife, including alligators, live in the ponds.
Turf can be mowed around the ponds.





There is major dieback of the sand cordgrass and muhly grass in all retention ponds. Fakahatchee grass is thriving in areas not choked out by weeds . Replacing sand cordgrass and muhly grass with Fakahatchee grass is recommended.









AREA 5 - RETENTION PONDS









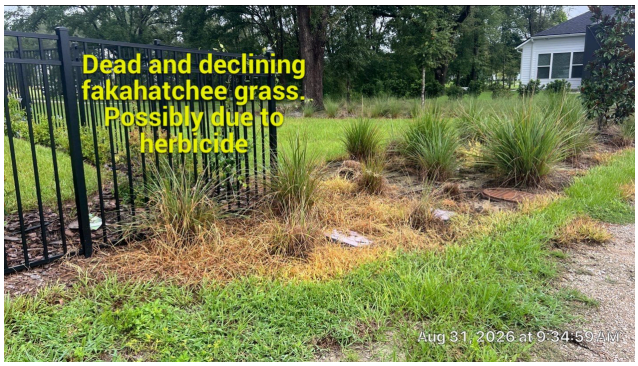


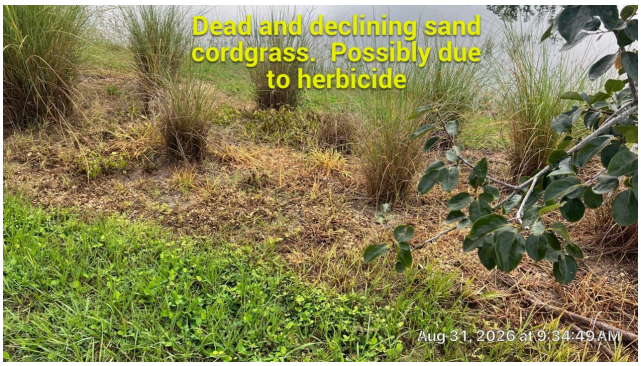




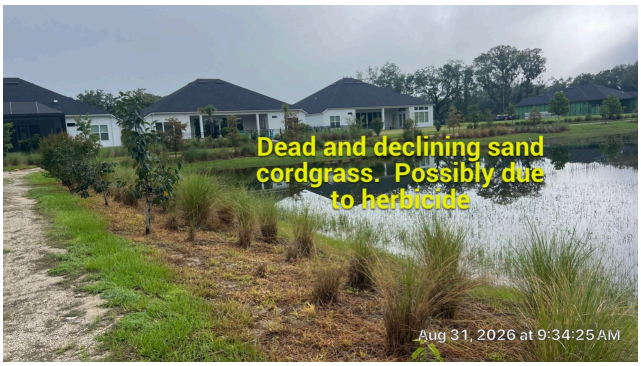


AREA 5 - RETENTION PONDS

















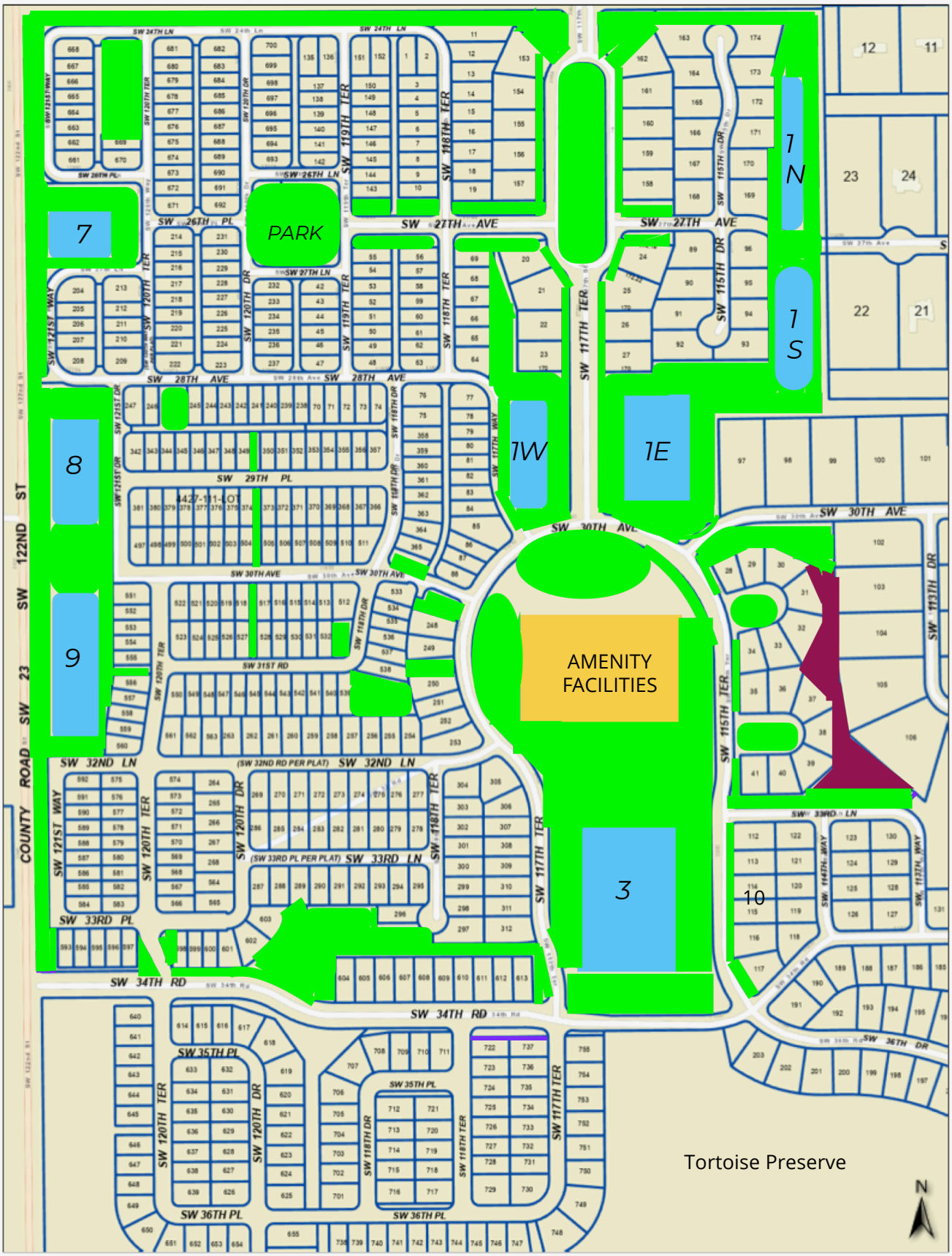
MAPS OF AREAS TO BE MAINTAINED



OAKMONT
LUXURY WITHOUT LIMIT



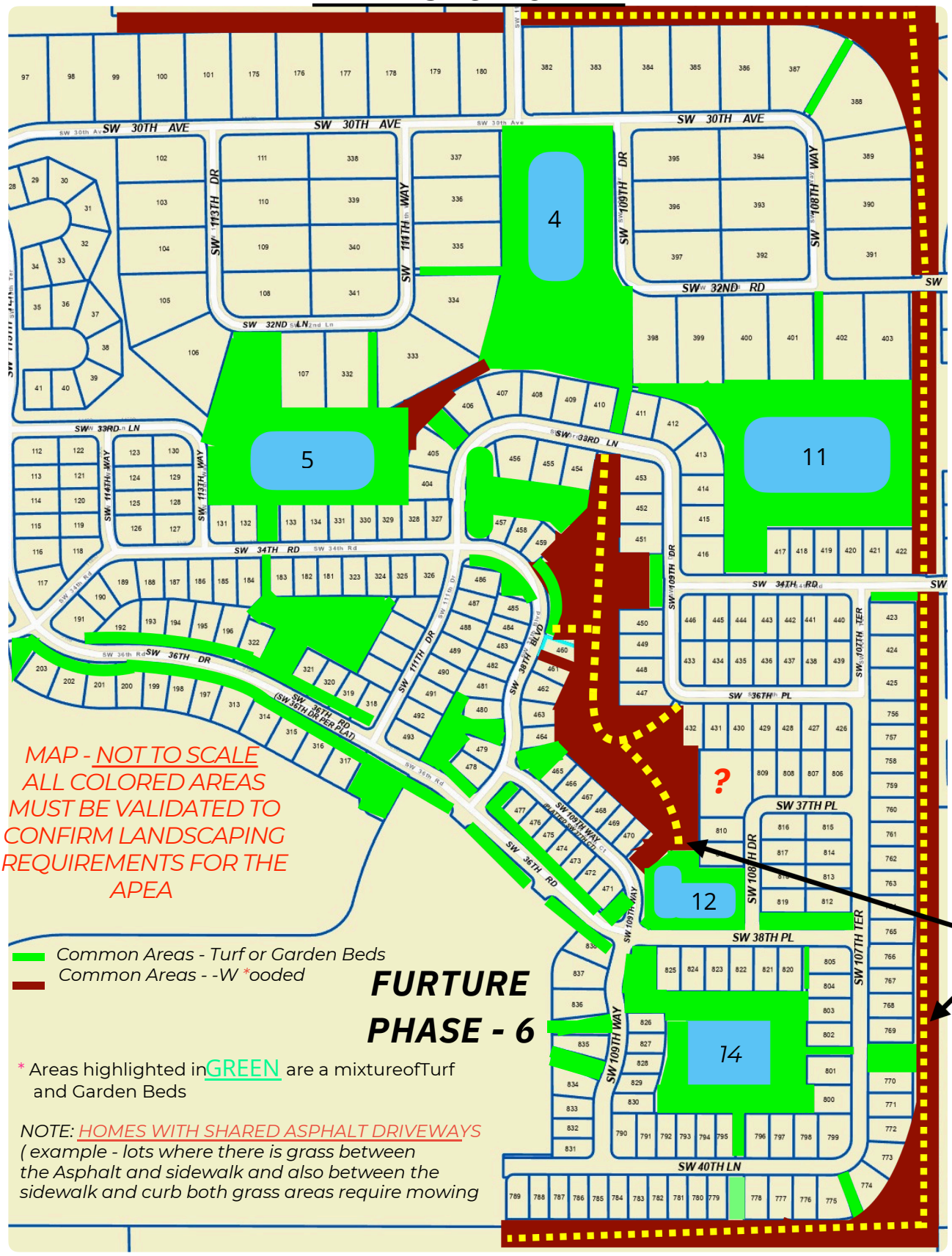
OAKMONT LANDSCAPING MAP - SECTION - 1



Common Areas - Turf and Plant beds Wooded Areas Dry Retention Ponds

MAP_OAK_1
PDF Document · 557 KB

OAKMONT LANDSCAPING
MAP - SECTION - 2



* Areas highlighted in GREEN are a mixtureofTurf and Garden Beds

NOTE: HOMES WITH SHARED ASPHALT DRIVEWAYS
(example - lots where there is grass between the Asphalt and sidewalk and also between the sidewalk and curb both grass areas require mowing

OAKMONT LANDSCAPING MAP

SECTION - 2 CONTINUED



Form of Agreement



Form

Landscape & Irrigation Maintenance

Scope

Scope of Services

FORM OF AGREEMENT

AGREEMENT BETWEEN PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AND _____FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this _____ day of _____2026, by and between:

Parker Road Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Alachua County, Florida, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida, 32817 (District) and

_____, _____, whose address is _____("Contractor" and, together with the District, "Parties")

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including on-site and off-site roadways, water, wastewater and reclaimed water facilities, stormwater management facilities, roadway lighting, landscaping, on-site amenities and other infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES

A. TheDistrict desires that the contractor provide a high-quality level of professional Landscape and irrigation maintenance services within presently established standards. Upon all parties signing this Agreement, the Contractor shall provide the District with the specific services identified in this Agreement.

B. While providing the services identified in this Agreement, The Contractor shall assign such staff as maybe required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to insure completion of the services.

C. The Contractor shall provide the specific professional services as shown in Paragraph Three (3) of this agreement.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES.

The duties, obligations, and responsibilities of the Contractor are to be performed as described in the Scope of Services, which is incorporated by reference as a material part of this Agreement in Sections **II a.,b., and c.** Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. ACCEPTANCE OF SITE,

By executing this agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the bid, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation, in its current condition, and on an "as is " basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractors expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractors failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or irrigation was not in good condition or that the site was unsuitable for such landscaping and or irrigation.

5. MANNER OF CONTRACTOR'S PERFORMANCE.

The Contractor agrees,as anindependent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provisions of service to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B The Contractor Agrees that the District shall not be liable for the payment of any work of services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the district's policies and decisions with respect to materials, equipment, elements and systems pertinent to the Contractors services.

1. District hereby designates District Chair and District manager to act as its representative in matters related to this agreement.

2. The contractor agrees to meet with the District representative no less than four (4) times per month. The Contractor also agrees to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement a minimum of one (1) time per month or as often as the District deems necessary.

3. The District Representative may appoint an employee or employees of the Berman Corp. to act as an alternate representative as may be required during on site meetings

6. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule it employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.

7. Contractor shall use all due care to protect the property of the District, it residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours.

6. **COMPENSATION; TERM.**

A. As compensation forservices described in this Agreement, the District agrees to pay the Contractor in monthlypayments of $_____ (_____ Dollars)for the previous month's work. Work shall commenceon or about**October1,2026,andend September 30, 2027.** in the event this agreement is terminated pursuant to Section 14 herein, payment will be prorated for the payment period during which termination becomes effective.

B. If the District should desire to extend the agreement for two (2) additional one-year terms, at the compensation rate established in Exhibit B, District shall notify Contractor within thirty (30) days of the then current expiration date of this Agreement of its desire to do so.

C. If the District should desire additional work or services, or to add additional lands to be maintained, The Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed in writing. No additional services shall be provided by the Contractor unless done at the direction of the District

D. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees. Any subcontractors proposed to be used by Contractor are subject to approval by the District, which approval maybe withheld in the District's sole discretion.

E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

7. **INSURANCE.**

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, representatives and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage's, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have an A.M. Best's Insurance Reports rating of at least A-VII

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required Insurance.

8. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B Contractor agrees to indemnify and hold harmless the District and its officers, supervisors, agents and employees and the District Representative from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate

proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

14. TERMINATION.

The District agrees that theContractor may terminate this Agreement for cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for work and/or services rendered up until the effective termination of this Agreement, an amount prorated in accordance with Section 5(A) of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

15. PERMITS AND LICENSES.

All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

16. ASSIGNMENT.

NeithertheDistrictnor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such prior written approval shall be void.

17. INDEPENDENT CONTRACTOR STATUS.

Inall matters relating to this Agreement,the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees, subcontractors, material men or suppliers, of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by anyone or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

18. HEADINGS FOR CONVENIENCE ONLY.

The descriptive headingsin this Agreementareforconvenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

19. ENFORCEMENT OF AGREEMENT.

Intheevent that eitherthe District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

20. AGREEMENT.

This instrumentshallconstitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

21. AMENDMENTS.
Amendments toand waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

22. AUTHORIZATION.
The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

23. NOTICES.
All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: **Parker Road Community Development District**
Attn: District Manager
3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817

With a copy to: **Kutak Rock**
Attn: District Counsel
107 W. College Avenue
Tallahassee, Florida 32301

B. If tothe Contractor:

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

24. THIRD PARTY BENEFICIARIES.
ThisAgreementis solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

25. CONTROLLING LAW.
This Agreementand the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

26. EFFECTIVE DATE.
This Agreement shall be effective after execution by both the District and the Contractor and shall remain in effect for a term of one (1) year unless terminated by either of the District or the Contractor.

27. PUBLIC RECORDS.
Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Vivian Carvalho ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall

1) keep and maintain public records required by the District to perform the service;
2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes;
3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and
4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817.

28. SEVERABILITY.
The invalidityor unenforceabilityof anyoneormore provisionsofthis Agreement shall notaffectthe validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

29. ARM'S LENGTH TRANSACTION.

This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

30. COUNTERPARTS.

This Agreementmaybe executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

31. E-VERIFY.

TheContractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

f the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS:

acknowledges that,in additionto allLaws and Regulationsthat apply tothis Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- **A.** Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to \ transact business with public entities;
- **B.** Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
- **C.** Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
- **D.** Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
- **E.** Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman, Board of Supervisors

CONTRACTOR

_____
a _____

_____

_____
(Signature of Witness

By:_____
Its:_____

_____
(Print Name of Witness)

Sections.
a. - Scope of Services,
b. - Maps of areas to be Maintained
c. - Form of Landscaping and Irrigation Maintenance agreement.

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.

1. 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 three (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.

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		
St. Augustine - Floratam	0.5–1.5 3.5-4.0	Reel 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.

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 on to 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, pinecones, 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.

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 four (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.

(Note: Command live soils are recommended.)

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 five (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 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.

E. 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".

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.

B. Monthly night-timeinspectionsshallbeperformedtoidentifylightsthatareblockedbyvegetation. Deficiencies are to be promptly corrected, including adjusting the angle of lights that have been bumped bylawncareequipment.Lightsthatarenotfunctioningshouldbereportedimmediatelyto the Districtforrepairs.

C. Lights thataredamagedbyContractorshallbereplacedattheContractor'sexpense.

10. Pet Waste Stations
    A. Contractorwillmaintainallpetwastestationsthroughoutthecommunity,dutiesinclude
        i. monitorpetwastestationsminimum2xweekly-ensurestationsarenomorethat1/2full and if necessary,increase pickup / disposal frequency.
        ii. removepetwasteanddisposeoff-site
        iii. replacecontainerliner(plasticdisposalbag)
        iv. replenishstockofpetwastedisposalbags
        v. Reportanyissuesordamagetopetwastestationstotheon-siteAmenityManager

11. Emergency Response
    A. ContractorshallrecognizetheDistrictasahighpriorityclientbeforeandafteremergencyevents such as hurricanes.
    B. Pre-tropicalweatherevent
        i. Assoonasatropicalstormwatchorhurricanewatchisissuedforthearea,alllandscape related itemson theproperty shall be secured.
        ii. Ensureallweak(new)treesareproperlystakedandsupported.
        iii. Prepareequipmentandsuppliestobeabletorespondtothesiteafterthestorm.
    C. Post-tropicalweatherevent
        i. Within12hoursafteratropicalstormwarningorhurricanewarningexpires,orwhenitis 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 totheDistrictimmediately.Downedwiresshouldnotbeapproachedandshouldbereported to the utility company immediately.
        ii. Contractorwillbecompensatedonatimeandmaterialsbasisforreasonablelaborand 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 expensessuch astree replacement shall be reviewedwith the District prior toproceeding.

12. Dry Retention Ponds-Servicingincludesmowingentirepondoranyareathatisaccessibleviamower.

13. Community Trails,-Servicingincludesmonthlygrooming(Mowing/cuttingbackovergrowth)duringthe growing season,andeverytwomonthsduringthedormantseason.

14. List of Appendices:
    A. FertilizationProgram.
    B. CommunitySiteMapshowingcommonareasandboundariesofContractor'sscope.
    C. ScheduleofValuesforadditionalworkoutsidethecontractscope.

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

Derived from: PolymercoatedSulfate 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

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 0
% Water Insoluble Nitrogen	0
~~Available Phosphate (P205)~~	~~12.00~~
~~Soluble Potash (K20)~~	~~12.14~~
~~Total Sulfur (S)~~	~~12.14~~
~~Sulfur as S (Combined)~~	~~0.078~~
~~Chlorine not more than~~	
~~Secondary Nutrients~~	
~~Total Magnesium (Mg)~~	
~~Soluble Magnesium (Mg)~~	4.00
~~Soluble Manganese (Ma)~~	4.00
Chelated Iron (Fe)	2.00
Soluble Copper (Cu)	0.20
Soluble Zinc (Zn)	0.02
Boron (B)	0.02
	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

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 Molybate and Zinc Sulfate

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

Proposal Pricing Summary



THE MASTER'S
LAWN & PEST

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES PROPOSAL

TO: Parker Road Community Development District

FROM: _____

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	$33,592	$403,104	(for twelve (12) months)
Term 2	$34,600	$415,200	(for twelve (12) months)
Term 3	$35,638	$427,656	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (1,600 SF)	$ 32,400	$ 33,372	$ 34,373
St. Augustine (SF)	$	$	$
Zoysia (1,000,000 SF)	$ 129,500	$ 133,384	$ 137,386
Bermuda (Included Above SF)	$	$	$
Bahia (1,700,000 SF)	$ 171,530	$ 176,774	$ 182,077
Shrub Beds (300,000 SF)	$ 18,240	$ 18,790	$ 19,354
Trees & Palms	$ 10,000	$ 10,300	$ 10,608
Irrigation	$ 41,334	$ 42,580	$ 43,857
Mulch Priced seperately as mentioned in Addendum 2 Q. 11 A	$	$	$
TOTAL ANNUAL AMOUNT	**$** 403,004	**$** 415,200	**$** 427,656

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 **%**	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	$19,221	$230,656	(for twelve (12) months)
Term 2	$19,798	$237,576	(for twelve (12) months)
Term 3	$20,391	$244,702	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (400 SF)	$ 1,800	$ 1,855	$ 1,910
St. Augustine (SF)	$	$	$
Zoysia (650,000 SF)	$ 84,176	$ 86,701	$ 89,303
Bermuda (Included Above SF)	$	$	$
Bahia (900,000 SF)	$ 90,860	$ 93,585	$ 96,392
Shrub Beds (200,000 SF)	$ 12,160	$ 12,525	$ 12,900
Trees & Palms	$ 5,080	$ 5,150	$ 5,304
Irrigation	$ 36,660	$ 37,760	$ 38,893
Mulch Priced seperately as mentioned in Addendum 2 Q. 11 A	$	$	$
TOTAL ANNUAL AMOUNT	**$** 230,756	**$** 237,576	**$** 244,702

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 **%**	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	$52,820	$633,840	(for twelve (12) months)
Term 2	$54,398	$652,776	(for twelve (12) months)
Term 3	$56,030	$672,360	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
		3% Increase	3% Increase
Annual Rotations (2,000 SF)	$ 34,200	$ 35,226	$ 36,285
St. Augustine (SF)	$ N/A	$	$
Zoysia (1,650,000 SF)	$ 213,676	$ 220,086	$ 226,690
Bermuda (Included Above SF)	$ -	$ -	$ -
Bahia (2,600,000 SF)	$ 262,484	$ 270,359	$ 278,468
Shrub Beds (500,000 SF)	$ 30,400	$ 31,315	$ 32,252
Trees & Palms	$ 15,000	$ 15,450	$ 15,915
Irrigation	$ 78,000	$ 80,340	$ 82,750
Mulch	$	$	$
Priced seperately as mentioned in Addendum 2 Q. 11 A			
TOTAL ANNUAL AMOUNT	**$** 633,840	**$** 652,776	**$** 672,360

***** No exclusive Bermuda or St.Augustine turf areas.***

Pricing breakout not possible for just Bermuda Turf and is included in the zoysia measurements and pricing as measurements listed on Addendum 3 Question 11.

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 **%**	3 **%**	3 **%**

Description	Unit	Cost
Additional labor outside of scope		
General Laborer	HR	$70
Irrigation Technician	HR	$85
Irrigation Repairs - includes labor and materials		
.5" to 1" Line Break	LF	$85
1.25" to 2" Line Break	LF	$85
2.5" to 3" Line Break	LF	$85
4" Line Break with Mechanical Fittings	LF	$85
1" Gate Valve Material Only	EA	$55
1.5" Gate Valve Material Only	EA	$75
2" Gate Valve Material Only	EA	$110
2.5" Gate Valve Material Only	EA	$185
3" Gate Valve Material Only	EA	$270
4" Gate Valve Material Only	EA	$440
1" Scrubber Valve	EA	$174
1.5" Scrubber Valve	EA	$306
2" Scrubber Valve	EA	$479
3" Scrubber Valve	EA	$882
Valve Box, various sizes	EA	$75- $135
Tree Bubbler Assembly, Match Existing	EA	$20
Spray Nozzle	EA	$5
MP Nozzle	EA	$24
Spray Head - 6" Pop-up, Match Existing	EA	$45
Spray Head - 12" Pop-up, Match Existing	EA	$55
Shrub Head - Pop-up, Match Existing	EA	$45
Rotary Head - 3/4"-1", Match Existing	EA	$65
Landscape - includes labor and materials		
Mulch - Hardwood	CY	$60
Mulch - Pine Fines	CY	$40
Mulch - Pine Straw	CY	$40
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - <500 SF	SF	$1.99
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - 500-5,000 SF	SF	$1.99
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - >5,000 SF	SF	$1.99
Argentine Bahia Sod - <500 SF	SF	$1.99
Argentine Bahia Sod - 500-5,000 SF	SF	$1.99
Argentine Bahia Sod - >5,000 SF	SF	$1.99
Annuals - 4-5"	EA	$3
Ground Cover - 1 gallon, Match Existing	EA	See corresponging table for specific plant types and prices. Labor included
Shrub - 3 gallon, Match Existing	EA	
Shrub - 5 gallon, Match Existing	EA	
Shrub - 7 gallon, Match Existing	EA	
Shrub - 15 gallon, Match Existing	EA	
Equipment - includes operator		
Water Truck (2,450 gallons), 8 hours on site $250 a Day	Week	$1,250
Water Truck (2,450 gallons), 8 hours on site	Month	$5,000

Plant Pricing List

LABOR INCLUDED WITH PLANT MATERIAL PRICING

Viburnum 'Walters'	1.00	3 gal	0.00	$19.00000
Viburnum 'Walters'	1.00	7 gal	0.00	$95.00000
Podocarpus	1.00	3 gal	0.00	$19.00000
Podocarpus	1.00	7 gal	0.00	$55.00000
Podocarpus	1.00	15 gal	0.00	$130.00000
Ligustrum 'Sunshine'	1.00	3 gal	0.00	$33.00000
Ligustrum 'Sunshine'	1.00	7 gal	0.00	$85.00000
Sand Cordgrass	1.00	1 gal	0.00	$10.00000
Muhly Grass	1.00	1 gal	0.00	$10.00000
Muhly Grass	1.00	3 gal	0.00	$19.00000
Fakahatchee Grass	1.00	3 gal	0.00	$19.00000
Loropetalum	1.00	3 gal	0.00	$19.00000
Loropetalum	1.00	7 gal	0.00	$55.00000
Loropetalum	1.00	15 gal	0.00	$130.00000
Indian Hawthorn	1.00	3 gal	0.00	$19.00000
Liriope 'Big Blue'	1.00	1 gal	0.00	$10.00000
Evergreen Giant Liriope	1.00	3 gal	0.00	$27.00000
Azalea 'Formosa'	1.00	3 gal	0.00	$19.00000
Azalea 'Formosa'	1.00	7 gal	0.00	$55.00000
Drift Rose	1.00	3 gal	0.00	$23.00000
Magnolia Tree 'Little Gem'	1.00	15 gal	0.00	$130.00000
Magnolia Tree 'Little Gem'	1.00	30 gal	0.00	$275.00000
Asiatic Jasmine	1.00	1 gal	0.00	$10.00000
Juniper 'Pacific Blue'	1.00	1 gal	0.00	$10.00000
Juniper 'Pacific Blue'	1.00	3 gal	0.00	$27.00000

Mulch Pricing List

LABOR INCLUDED PRICING

Mulch Type	Yards/Bales	1x Annual Cost
Pine Straw Slash Pine	6,450 bales	$36,055.50
Shredded Brown	1,800 yards (1 inch depth)	$108,000
Mulch Removal & Disposal	500,000 sqft beds	$15,000

Parker Road
Community Development District

3501 QuadrangleBoulevard,Suite270,Orlando,FL32817, 407-723-5900,FAX407-723-5901
www.parkerroadcdd.com

Landscape & Irrigation Maintenance RFP
Addendum No. 1

To: United Land Services; Lawn Enforcement Agency; Skyfrog; Allegiance Landscaping; Masters Lawn Care; West Farms Landscaping; Yellowstone Landscaping; PWExpress; Grandview Landscaping; Rotolo Consultants; Sunrise Landscape; Down to Earth Landscape

From: Kwame Jackson, PFM Management Services

Cc: Vivian Carvalho, PFM Management Services
Ashley Quiros, PFM Management Services
Katie Buchanan, Kutak Rock LLP
Laquion Monroe, Kutak Rock LLP
Alisa Carlino-McGowan, Berman
Matthew Davenport, Berman

Date: August 20, 2026

ADDENDUM:

Firms desiring to provide services for this project must submit four (4) bound copies of the required proposal section(s) and one electronic copy of the required proposal section(s) no later than **Thursday, September 3, 2026, at 12:00 PM (EST)** at the offices of PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, and Attention: Kwame Jackson, Associate District Manager.

Proposals will be opened during a Response Opening Meeting on **12:15 PM (EST) on Thursday, September 3, 2026**, at PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the RFP responses.

ACKNOWLEDGEMENT OF RECEIPT



Signature

08/20/26
Date

Edward "Rusty" Thompson II
Name (Print)

The Master's Lawn & Pest
Company (Print)

Parker Road
Community Development District

3501 QuadrangleBoulevard,Suite270,Orlando,FL32817, 407-723-5900,FAX407-723-5901
www.parkerroadcdd.com

Landscape & Irrigation Maintenance RFP

Addendum No. 2

To: United Land Services; Lawn Enforcement Agency; Skyfrog; Allegiance Landscaping; Masters Lawn Care; West Farms Landscaping; Yellowstone Landscaping; PWExpress; Grandview Landscaping; Rotolo Consultants; Sunrise Landscape; Down to Earth Landscape

From: Kwame Jackson, PFM Management Services

Cc: Vivian Carvalho, PFM Management Services
Ashley Quiros, PFM Management Services
Katie Buchanan, Kutak Rock LLP
Laquion Monroe, Kutak Rock LLP
Alisa Carlino-McGowan, Berman
Matthew Davenport, Berman

Date: August 28, 2026

ADDENDUM:

Firms desiring to provide services for this project must submit four (4) bound copies of the required proposal section(s) and one electronic copy of the required proposal section(s) no later than **Wednesday, September 9, 2026, at 12:00 PM (EST)** at the offices of PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, and Attention: Kwame Jackson, Associate District Manager.

Proposals will be opened during a Response Opening Meeting on **Wednesday, September 9, 2026, at 12:15 PM (EST)** at the offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. The meeting is open to the public and will have allowance for virtual attendance. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the RFP responses.

ITEMS ATTACHED TO THIS ADDENDUM:

- Parker Road CDD Landscape & Irrigation Maintenance Agreement with Lawn Enforcement Agency

CLARIFICATION:

- Correction to Page 7, Section 6 of the Project Manual: All questions about the meaning or intent of the documents included with the Request for Proposal “the Proposal Documents”) are to be directed in writing to Kwame Jackson, Associate District Manager, at PFM Management Services LLC.

QUESTIONS:

1. Could you share the current status of the irrigation system, including the number of zones, clocks, service map, controllers, and the status (functioning/non-functioning) of all areas?

   A. There are 13 controllers and a total of 401 zones. Five (5) controllers are conventionally wired, 12V battery powered, and the other eight (8) are two-wire systems.
   The system is functional and utilizes reclaimed water.

2. Berman Corp. reference (Agreement 5.C.3): The template mentions "employee or employees of the Berman Corp." as a possible alternate District representative. This looks like a leftover from a different district's template? Or should they be included?

   A. Berman is the onsite team that coordinates field operations with the District’s vendors and should be included.

3. "Future Phase - 6" appears on the map. Please confirm whether this phase is in scope now or reserved for later, as it is unclear if it is currently maintainable common area.

   A. Future Phase 6 is not included in the current scope of services and is not part of this RFP.

4. How many areas of community trails?

   A. The trails are indicated on the maps within the Project Manual.

5. Is the Tortoise Preserve Walking Trail included as a community trail?

   A. Yes. This trail is within the scope.

6. Section 3 – Item D: For the Bermuda turf, is mowing required to be performed with a reel mower, or is a rotary mower acceptable?

   A. Rotary mowers are acceptable.

7. Section 5 – Item C: If the intent is to eliminate the use of gas-powered blowers, will electric blowers be acceptable for cleanup and landscape maintenance?

   A. Yes, if the required appearance can be obtained using electric blowers.

8. Section 7 – Item D (ii): Are you requiring two palm prunings per year, or one pruning per year?

   A. Preference is once per year for Sable Palms and twice per year for specialty palms.

9. Should all palms be included in the base contract for scheduled pruning, or should palm pruning be priced separately and invoiced upon approval and completion?

   A. Palm pruning is included in the scope of services.

10. Section 7 – Item E (ii): Are you requiring two mulch applications per year, or one application per year?

    A. The wording provided in the Project Manual is detailed and includes the depth.

11. Should mulch be included in the base contract, or be priced separately and invoiced upon approval and completion?

    A. Mulch should be priced separately.

12. Section 8 – Fertilization: Alachua County regulations restrict the application of nitrogen fertilizer after June 30th.

    A. During blackout times, weed treatments and application of minor nutrients are required. Potash is acceptable for Zoysia/Bermuda turf during late Fall.

13. Section 13 – Mowing: Please confirm that the mowing scope includes only the walking trailsand the turtle walking trail and does not include mowing the adjacent fields.

    A. Mowing is not expected in the Gopher Tortoise Preserve or wooded areas bordering the trails.

14. Appendix A, Item 2 – Shrub Fertilization: For the shrubs, trees, palms and grasses; 4 applications is not permitted in Alachua County. What do you propose for these applications?

    A. Abiding by state and county ordinance, two granular applications and two minor applications along with all insecticide and disease treatments included.

15. Appendix A, Item 2 – Turf Applications: The wording you have is not accurate as per the Alachua County requirements. The program will need to be adjusted to the code. Do you have a program that conforms and allows for professional service.

    A. Five total applications on St. Augustine turf with chinch bug control being one of them, and six applications on Zoysia turf with mole cricket control. An alternative is a top dressing of a live soil (Command) on Zoysia.

16. Will you please provide a current contract for contractors to reference?

    A. Agreement is attached to this addendum.

17. Will you please provide name of current contractor?

    A. Lawn Enforcement Agency

18. Will you please provide a budget number for contractorstoreference?

    A. Section 1: $392,812.00 and Section 2: $206,124.00

19. Willyou please provide a previous bid tabulation for contractors to reference?

    A. The requested document does not exist in the District's files.

20. How many total pet waste stations are there that will require maintenance under this contract?
    A. 13 stations.

21. What size liners/bags should be used for pet waste stations?

    A. The one-gallon bags are provided by Oakmont.

22. Will you please confirm that the Tortoise Preserve areas should not receive any landscape maintenance under this contract?

    A. Only the walking trail is within the scope.

23. The Section 2 map has a red "?" on an unlabeled wooded/turf area near SW 37th Pl — what is included there, and who maintains it?

    A. This is District property and is included in the scope.

24. Will pricing need to remain flat for all three years? Or will contractors have the option to negotiate price escalations for the renewal years?

A. Pricing should be provided as the proposer sees best fit for the project.

25. Will pricing be read aloud during the public opening, or only names of the companies who submitted?

A. Response pricing totals will be read on record during the Response Opening Meeting, but not the broken-out costs.

26. Is it the intention of the CDD to award this project as a whole, or to award each section independently?

A. The awarding could be for both sections to one vendor, or for individual sections to different vendors.

27. Will any and all remedies identified in the Baseline Evaluation be proposed and paid for additionally?

A. This is detailed in the section of the Project Manual.

28. Will Dry Retention Ponds be serviced at the standard mowing frequency? If not, how many times per year should these areas be mown?

A. Frequency is not included in the scope. Proposers shall do their own due diligence in determining what is required.

29. Section 2 scope boundaries. On the Section 2 map, could you confirm whether "Future Phase 6," area "14," and the area marked "?" are within the current scope of maintenance or excluded?

A. On the Section 2 map, Phase 6 is not included in the scope. “14” is a dry pond and included in the scope. “?” is included in the scope.

30. Proposal Summaries. Please confirm that all three summary forms are required — Section 1, Section 2, and the Combined (Sections 1 & 2) — as the advertisement references "two total" while Section 11 and the forms indicate all three.

A. Proposers have the ability to submit responses for either Section 1 or 2, or both.

31. Point of contact. The advertisement designates you as the contact for questions, while Section 6 references Vivian Carvalho, District Manager. Could you confirm the correct recipient for questions and the designated public records custodian for this solicitation?

A. 1. Please refer to Clarification on page 2 of this document.
2. The District's Public Records Custodian is Vivian Carvalho.



Edward "Rusty" Thompson II, Managing Member
The Master's Lawn & Pest

8/28/2026

Parker Road
Community Development District

3501 QuadrangleBoulevard,Suite270,Orlando,FL32817, 407-723-5900,FAX407-723-5901
www.parkerroadcdd.com

Landscape & Irrigation Maintenance RFP

Addendum No. 3

To: United Land Services; Lawn Enforcement Agency; Skyfrog; Allegiance Landscaping; Masters Lawn Care; West Farms Landscaping; Yellowstone Landscaping; PWExpress; Grandview Landscaping; Rotolo Consultants; Sunrise Landscape; Down to Earth Landscape

From: Kwame Jackson, PFM Management Services

Cc: Vivian Carvalho, PFM Management Services
Ashley Quiros, PFM Management Services
Katie Buchanan, Kutak Rock LLP
Laquion Monroe, Kutak Rock LLP
Alisa Carlino-McGowan, Berman
Matthew Davenport, Berman

Date: September 1, 2026

QUESTIONS:

1. Can you provide a full palm count and type list?

   A. 134 Sabals and six (6) Specialty palms. All are over 12'.

2. How many palms are above 12' in height which will require twiceyearly pruning at minimum?

   A. 128

3. How many areas of community trails?

   A. There are three (3) trails.

4. Number of Annuals currently installed by vendor?

   A. Seven (7) beds (Approximately 2,000 sq ft).

5. What is the annual count per rotation?

A. 3,800

6. How many yards of mulch are used?

A. 1,800 yards of shredded brown mulch and 6,450 bales of pine straw

7. Canyou share approximate quantities of the three mulch types that exist on the properties?

A. Two types of mulch are used, pine straw and brown shredded.

8. Will you please provide the total Crape Myrtle count be provided?

A. This is not known.

9. Can a map be provided that identifies the locations where annuals/seasonal color is required?

A. A map for this does not exist.

10. How many, if any, trees with stakes in place currently will require tree staking removal inside of the first year under this maintenance contract?

A.None.

11. Square-footage measurements. The Proposal Summaries request pricing broken out by turfspecies (St. Augustine, Zoysia, Bermuda, Bahia), shrub beds, and annual rotations bysquare foot. The maps are noted as unwarranted and "to be validated," while the notice also states no changes to proposal area measurements will be made during the process. Will the District provide official square-footage figures that all proposers should price against, or is each proposer expected to price from its own site takeoffs?

A. Section 1
Zoysia / Bermuda - 1,000,000 sq ft
Bahia – 1,700,000 sq ft

Section 2
Zoysia / Bermuda – 650,000 sq ft
Bahia - 900,000 sq ft

12. Annual color. What is the total annual-bed square footage the District expects proposers to price for the seasonal change-outs (Annual Rotations line)?

    A. Approximately 2,000 sq ft.

13. Assetcounts. To price accurately, could you provide the number of dry retention ponds (andany wet ponds), and the approximate linear footage or acreage of the community walking trails?

    A. (i) Ponds are specified on the maps within the Project Manual.
    (ii) The linear footage or acreage of the community walking trails is not known.

ACKNOWLEDGEMENT OF RECEIPT



Signature

9/1/2026

Date

Edward Thompson II, Managing Member

Name (Print)

The Master's Lawn & Pest

Company (Print)

Supporting Documents



THE MASTER'S LAWN & PEST



This Certifies That

Rusty Thompson II

F9347148

Is A

Florida Water Star[SM] Landscape and Irrigation Accredited Professional

and is committed to designing and installing water-efficient irrigation systems for Florida Water Star[SM] projects.

Expiration Date: 06/30/2028
Certified Since: 4/25/2022

Deirdre Irwin, FWS Coordinator

Merry Mott, FNGLA Certification Director

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.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

The Masters Lawn Care LLC

2 Business name/disregarded entity name, if different from above

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 ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ C

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) ▶

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.

11417 NW 59 Terrace

Requester's name and address (optional)

6 City, state, and ZIP code

Gainesville, FL 32653

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 *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

9	0	–	0	6	7	9	1	4	7

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(s) 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 ▶ Elizabeth Fries Date ▶ 12-10-25

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 transactions)
- 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 What is backup withholding, *later.*

CERTIFICATE OF INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED BELOW.

FLORIDA FARM BUREAU INSURANCE COMPANIES
P.O. BOX 147030
GAINESVILLE, FLORIDA 32614-7030

COMPANIES AFFORDING COVERAGES:

Company Letter A: **Florida Farm Bureau General Ins. Co.**

Company Letter B: **Florida Farm Bureau Casualty Ins. Co.**

NAME AND ADDRESS OF INSURED:

THE MASTERS LAWN CARE LLC
11417 NW 59TH TER
GAINESVILLE FL 32653-7873

The policies of insurance listed below have been issued to the insured named above and are in force at this time. Notwithstanding any requirement, term or condition of any contract 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.

CO. LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS		
	GENERAL LIABILITY:				GENERAL AGGREGATE	$	
	☐ COMMERCIAL GENERAL LIABILITY (OCCURRENCE FORM)				PRODUCTS-COMPLETED OPERATIONS AGGREGATE	$	
	☐ OWNER'S & CONTRACTOR'S PROTECTIVE				PERSONAL & ADVERTISING INJURY	$	
	☐ FARMER'S PERSONAL LIABILITY				EACH OCCURRENCE	$	
					Fire DAMAGE (Any one fire)	$	
					MEDICAL EXPENSE (Any one person)	$	
	AUTOMOBILE LIABILITY:				COMBINED SINGLE LIMIT	$ 1,000	
	☐ ANY AUTO				BODILY INJURY (Per Person)	$	
	☐ ALL OWNED AUTOS						
B	☒ SCHEDULED AUTOS	ABF1227896	07/10/2024	07/10/2025	BODILY INJURY (Per Accident)	$	
	☒ HIRED AUTOS				PROPERTY DAMAGE	$	
	☒ NON-OWNED AUTOS						
	EXCESS LIABILITY:				EACH OCCURRENCE	$	AGGREGATE $
	☐ UMBRELLA FORM						
	☐ OTHER THAN UMBRELLA FORM						
	EMPLOYERS LIABILITY:						$ (Each Occurrence)
	☐ FARM EMPLOYER'S LIABILITY						$ (Each Employee)
	☐ FARM EMPLOYEE'S MEDICAL						
	OTHER:						$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES:

The Certificate Holder is by policy definition a Designated Insured.

CANCELLATION: Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 10 days written notice to the below named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon the company.

NAME AND ADDRESS OF CERTIFICATE HOLDER:

County Code 01-0 Date Issued 07/10/2024

Serviced by ALACHUA County Farm Bureau

D JESUP ODOM
AUTHORIZED REPRESENTATIVE

93-7-692 (Rev. 5/93)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/24/2026

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
Work Comp Specialists
PO Box 9435
Panama City Beach FL 32417

CONTACT NAME: Angela Cyrus
PHONE (A/C, No, Ext): (850) 234-3197 FAX (A/C, No):
E-MAIL ADDRESS: acyrus@workcompspecialists.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Amerisafe-American Interstate Insurance Co	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
The Master's Lawn Care LLC
11417 NW 59th Terrace
Gainesville FL 32653

COVERAGES **CERTIFICATE NUMBER:** CL2611516631 **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 REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT 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 SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A	Y	AVWCFL3448052026	01/22/2026	01/22/2027	☒ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						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)

Blanket waiver of subrogation applies in favor of certificate holder for workers comp only.

Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days' written notice to the certificate holder named, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

CERTIFICATE HOLDER

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

J. Kevin Campbell

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COMPANY OWNED EQUIPMENT

Serial Number	New or Used	Year	Brand	Description
25-400602	New	2024	Agline	AGLINE JDMPF48 48" PALLET FORKS
16V1C2723N3160866	New	2023	Big Tex	BIG TEX TRAILERS 10ET-22 10ET-22 TRAILER
146694	New	2023	Blue Diamond	BLUE DIAMOND 314004-AP BD 48" PALLET FORK ASSY W/STEPS
DPWSK900VSDR01903	New	2026	Ditch Witch	DITCH WITCH SK900
544004802	New	2025	Stihl	HL-KM STRAIGHT 42437405001 Qty: 12 Price: 211.99 2543.88
MAMA-1599485	New	2023	Honda	HONDA HRX2176HYA WALK BEHIND MOWER
MAMA-1599490	New	2023	Honda	HONDA HRX2176HYA WALK BEHIND MOWER
1T0317GJPGI297502	Used	2021	John Deere	JOHN DEERE 317G COMPACT TRACK LOADER
1TC636MGTPT110405	New	2022	John Deere	JOHN DEERE 636M MOWER, 636M QUIKTRAK
1TC636MGTPT110422	New	2022	John Deere	JOHN DEERE 636M MOWER, 636M QUIKTRAK
1TC810EAHRR020074	New	2024	John Deere	JOHN DEERE Q810E MOWER, 810E QUIKTRAK
1TC810EAJS35025234	New	2025	John Deere	JOHN DEERE Q810E MOWER, 810E QUIKTRAK
1TC850RDPRS025055	New	2025	John Deere	JOHN DEERE Q810E MOWER, 810E QUIKTRAK
1TC810EACSS025218	New	2025	John Deere	JOHN DEERE Q810E MOWER, 810E QUIKTRAK
1TC810EAKTT030153	New	2025	John Deere	JOHN DEERE Q810E-36
1TC810EACTT030150	New	2025	John Deere	JOHN DEERE Q810E-36
1TC820MBJPR010021	New	2024	John Deere	JOHN DEERE Q820M MOWER, Q820M QUIKTRAK
1TC820MBIS5025189	New	2025	John Deere	JOHN DEERE Q820M MOWER, Q820M QUIKTRAK
1TC820MBKSS025188	New	2025	John Deere	JOHN DEERE Q820M MOWER, Q820M QUIKTRAk
1TC820MBLST030098	New	2025	John Deere	JOHN DEERE Q820M-48
1TC820MBVST030096	New	2025	John Deere	JOHN DEERE Q820M-48
1TC820MBLRR010058	New	2024	John Deere	JOHN DEERE Q820M-48 QUIKTRAK MOWER
1TC820MBCRR010024	New	2024	John Deere	JOHN DEERE Q820M-48 QUIKTRAK MOWER
1TC820MBURR010023	New	2024	John Deere	JOHN DEERE Q820M-48 QUIKTRAK MOWER
1TC850RCCTT030116	New	2025	John Deere	JOHN DEERE Q850R COMMERCIAL QUIKTRAK R SERIES
1TC850RCHRR020107	New	2024	John Deere	JOHN DEERE Q850R MOWER, Q850R QUIKTRAK
1TC850RDES3025266	New	2025	John Deere	JOHN DEERE Q850R MOWER, Q850R QUIKTRAK
1TC850RCTRS025062	New	2025	John Deere	JOHN DEERE Q850R MOWER, Q850R QUIKTRAK
1TC850RCKRS025064	New	2025	John Deere	JOHN DEERE Q850R MOWER, Q850R QUIKTRAK
1TC850RCCRS025066	New	2025	John Deere	JOHN DEERE Q850R MOWER, Q850R QUIKTRAK
1TC850RCHRS025073	New	2025	John Deere	JOHN DEERE Q850R MOWER, Q850R QUIKTRAK
1TC850RDTRS025071	New	2025	John Deere	JOHN DEERE Q850R MOWER, Q850R QUIKTRAK
1TC850RCKRR020101	New	2025	John Deere	JOHN DEERE Q850R MOWER, Q850R QUIKTRAK
1TC850RCKTT030122	New	2025	John Deere	JOHN DEERE Q850R-54
1TC850RCCRR020093	New	2024	John Deere	JOHN DEERE Q850R-54 QUIKTRAK MOWER
1TC850RCERR020092	New	2024	John Deere	JOHN DEERE Q850R-54 QUIKTRAK MOWER
1TC850RCCRR020098	New	2024	John Deere	JOHN DEERE Q850R-54 QUIKTRAK MOWER
1TC850RDTTT030093	New	2025	John Deere	JOHN DEERE Q850R-60
1TC850RDLRR020034	New	2024	John Deere	JOHN DEERE Q850R-60 QUIKTRAK MOWER
1TC850RDCRR020014	New	2024	John Deere	JOHN DEERE Q850R-60 QUIKTRAK MOWER
1TC850RDARR020016	New	2024	John Deere	JOHN DEERE Q850R-60 QUIKTRAK MOWER
540618193	New	2024	Stihl	Now CTTHUT, BR600 RACKPACK BLOWER
549333290	New	2025	Stihl	SSTIHL BR800X MAGNUM BACKPACK
940486952	New	2026	Stihl	STIHL AS2 10.8V LI-ION BATTERY
542059010	New	2025	Stihl	STIHL BG50 HANDHELD BLOWER
542059001	New	2025	Stihl	STIHL BG50 HANDHELD BLOWER
3542059019	New	2025	Stihl	STIHL BG5S0 HANDHELD BLOWER

COMPANY OWNED EQUIPMENT

Serial Number	New or Used	Year	Brand	Description
542058999	New	2025	Stihl	STIHL BGSO HANDHELD BLOWER
539175965	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
541895403	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
540808335	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
540808334	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
540808320	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
540808339	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
540808331	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
540618211	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
540618593	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
540618574	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
540618603	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
540618618	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
537828866	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
539175970	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
539175969	New	2024	Stihl	STIHL BR600 BACKPACK BLOWER
544769471	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
544769473	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545994810	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
544203108	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240339	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240334	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240337	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240332	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240324	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
543130104	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
543130113	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240338	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240335	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240344	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240323	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240287	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240327	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
545240326	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
542472547	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
542472612	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
542472637	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
542472608	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
542369046	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
542369069	New	2025	Stihl	STIHL BR600 BACKPACK BLOWER
548583199	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583205	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583192	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583201	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583195	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583194	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583198	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583196	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER

COMPANY OWNED EQUIPMENT

Serial Number	New or Used	Year	Brand	Description
548583197	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583267	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583203	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583268	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583207	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
548583021	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
545915891	New	2026	Stihl	STIHL BR600 BACKPACK BLOWER
540618614	New	2024	Stihl	STIHL BR600 BACKPACK ELOWER
549425707	New	2025	Stihl	STIHL BR800X MAGNUM BACKPACK
549425715	New	2025	Stihl	STIHL BR800X MAGNUM BACKPACK
549425721	New	2025	Stihl	STIHL BR800X MAGNUM BACKPACK
549425709	New	2025	Stihl	STIHL BR800X MAGNUM BACKPACK
543491925	New	2024	Stihl	STIHL FC91 EDGER
543491938	New	2024	Stihl	STIHL FC91 EDGER
543491922	New	2024	Stihl	STIHL FC91 EDGER
541173863	New	2024	Stihl	STIHL FC91 EDGER
535658417	New	2024	Stihl	STIHL FC91 EDGER
543492159	New	2025	Stihl	STIHL FC91 EDGER
543492153	New	2025	Stihl	STIHL FC91 EDGER
543491926	New	2025	Stihl	STIHL FC91 EDGER
543491930	New	2025	Stihl	STIHL FC91 EDGER
543491925	New	2025	Stihl	STIHL FC91 EDGER
543491946	New	2025	Stihl	STIHL FC91 EDGER
543491931	New	2025	Stihl	STIHL FC91 EDGER
543491934	New	2025	Stihl	STIHL FC91 EDGER
543491886	New	2025	Stihl	STIHL FC91 EDGER
543491928	New	2025	Stihl	STIHL FC91 EDGER
543491955	New	2025	Stihl	STIHL FC91 EDGER
543491945	New	2025	Stihl	STIHL FC91 EDGER
543491935	New	2025	Stihl	STIHL FC91 EDGER
539837558	New	2025	Stihl	STIHL FC91 EDGER
548201577	New	2026	Stihl	STIHL FC91 EDGER
548201584	New	2026	Stihl	STIHL FC91 EDGER
548201575	New	2026	Stihl	STIHL FC91 EDGER
548201572	New	2026	Stihl	STIHL FC91 EDGER
548201574	New	2026	Stihl	STIHL FC91 EDGER
548201580	New	2026	Stihl	STIHL FC91 EDGER
548201599	New	2026	Stihl	STIHL FC91 EDGER
548201582	New	2026	Stihl	STIHL FC91 EDGER
548201579	New	2026	Stihl	STIHL FC91 EDGER
544203140	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
544203114	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
544203139	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
542347877	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
542347874	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
542347861	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
541173853	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
541173867	New	2024	Stihl	STIHL FS91R AUTO TRIMMER

COMPANY OWNED EQUIPMENT

Serial Number	New or Used	Year	Brand	Description
541173857	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
541173849	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
537752571	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
537752593	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
537752575	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
537752574	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
537752582	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
537752566	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
537752598	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
53775259	New	2024	Stihl	STIHL FS91R AUTO TRIMMER
544203121	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203116	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203144	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203111	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203142	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203117	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203125	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203099	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203134	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203102	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203120	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203145	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203136	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203147	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203112	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
544203124	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
541218638	New	2025	Stihl	STIHL FS91R AUTO TRIMMER
548552034	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
548552058	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
548552056	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
548552064	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
548552063	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
548552031	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
548552049	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
548552044	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
548552069	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
548552048	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
544203105	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
544203109	New	2026	Stihl	STIHL FS91R AUTO TRIMMER
942222347	New	2025	Stihl	STIHL GTA26SET BATTERY PRUNING SAW SET
942222307	New	2025	Stihl	STIHL GTA26SET BATTERY PRUNING SAW SET
537106149	New	2025	Stihl	STIHL HL91 HEDGE TRIMMER
536753659	New	2024	Stihl	STIHL HL91K HEDGE TRIMMER
536753652	New	2024	Stihl	STIHL HL91K HEDGE TRIMMER
548885666	New	2026	Stihl	STIHL HL91K HEDGE TRIMMER
549579638	New	2026	Stihl	STIHL HL91K HEDGE TRIMMER
548885656	New	2026	Stihl	STIHL HL91K HEDGE TRIMMER
541406033	New	2024	Stihl	STIHL HL94K HEDGE TRIMMER

COMPANY OWNED EQUIPMENT

Serial Number	New or Used	Year	Brand	Description
540052387	New	2024	Stihl	STIHL HL94K HEDGE TRIMMER
540052385	New	2024	Stihl	STIHL HL94K HEDGE TRIMMER
540052386	New	2024	Stihl	STIHL HL94K HEDGE TRIMMER
537405456	New	2024	Stihl	STIHL HL94K HEDGE TRIMMER
538981947	New	2024	Stihl	STIHL HL94K HEDGE TRIMMER
539406698	New	2024	Stihl	STIHL HL94K HEDGE TRIMMER
539406699	New	2024	Stihl	STIHL HL94K HEDGE TRIMMER
5394067C6	New	2024	Stihl	STIHL HL94K HEDGE TRIMMER
544902992	New	2025	Stihl	STIHL HL94K HEDGE TRIMMER
544903007	New	2025	Stihl	STIHL HL94K HEDGE TRIMMER
544902995	New	2025	Stihl	STIHL HL94K HEDGE TRIMMER
544871274	New	2025	Stihl	STIHL HL94K HEDGE TRIMMER
544902997	New	2025	Stihl	STIHL HL94K HEDGE TRIMMER
549068922	New	2026	Stihl	STIHL HL94K HEDGE TRIMMER
549068911	New	2026	Stihl	STIHL HL94K HEDGE TRIMMER
549068927	New	2026	Stihl	STIHL HL94K HEDGE TRIMMER
540052367	New	2024	Stihl	STIHL HL94K HEDGE TRIMMER ©
540234577	New	2024	Stihl	STIHL KM131R TRIMMER
540234585	New	2025	Stihl	STIHL KM131R TRIMMER
538212882	New	2024	Stihl	STIHL MS250KIT18 18" CHAINSAW KIT
538212907	New	2024	Stihl	STIHL MS250KIT18 18" CHAINSAW KIT
538212816	New	2024	Stihl	STIHL MS250KIT18 18" CHAINSAW KIT
194216476	New	2024	Stihl	STIHL MS391 25 CHAINSAW
372839967	New	2024	Stihl	STIHL SR450 BACKPACK SPRAYER

COMPANY OWNED VEHICLES

Vehicle	VIN
Vehicles:T-08 '07 GMC Box #3344 (LM10)	J8DC4B16177003344
Vehicles:T-16 '08 F-250 Gas #0650 (IRR) SPARE	1FDNF20558ED90650
Vehicles:T-18 '06 GMC Box #9272 (LM04) STA	J8DB4B16267019272
Vehicles:T-19 '16 Explorer #0430 { STA H2BV }	1FM5K8GT1GGD10430
Vehicles:T-20 '06 Isuzu FB #0862 (LM) STA	JALB4B16667020862
Vehicles:T-21 '12 F250 #8728 (IRR2)	1FDBF2A6XCEC58728
Vehicles:T-23 '13 Isuzu Gas #1712 (LH02)	54DC4W1B3DS801712
Vehicles:T-24 '11 Chevy Colorado #6576 (SHOP TRUCK)	1GCESCF96B8106576
Vehicles:T-27 '07 GMC W4500 Box Truck #5173 (LM15)	J8DC4B16577015173
Vehicles: T-28 '16 Chevy W3500 Dump Truck #9962 (LS04)	54DBDW1B0GS809962
Vehicles: T-29 '12 Isuzu Box #3017 (LM16)	54DB4W1B3CS803017
Vehicles: T-30 '16 Quad Cab RAM #4781 SPARE	1C6RR6FT6GS164781
Vehicles: T-31 '15 Isuzu Box#1792 (LM07)	54DB4W1BTFS801792
Vehicles: T-32 '15 Isuzu Box #0122 (LM06)	54DB4W1B1FS800122
Vehicles: T-33 '16 Chevy Silverado 1500 #8253 (BM-Chase)STA	3GCPCREC3GG268253
Vehicles: T-34 '15 Ford Transit T350 #7157 (IRR05)	1FDSF6PM3FKB27157
Vehicles: T-36 '18 Isuzu Dump #4041 (LS01)	54DC4W1B3JS804041
Vehicles: T-37 '19 Isuzu Spray Truck #4293 (LH03)	54DC4W1B1KS814293
Vehicles: T-38 '18 Chevy Colorado #4080 (AM-Yomi)	1GCGSBEA1J1314080
Vehicles: T-39 '16 Isuzu Penske Box #4171 (LM05)	54DC4W1B4GS804171
Vehicles:T-40 '14 Isuzu Crew Box #5435 (LM03)	54DC4J1B6ES805435
Vehicles:T-41 '16 Colorado Crew #7062 (SM-Clayton)	1GCGSBEA4G1107062
Vehicles:T-42 '19 Chevy Cabover 3500 Flat #4310 (LM11)	54DBDW1B8KS804310
Vehicles:T-43 '20 Ford Transit T350 #7260 (IRR01)	1FDBWSP88LKA97260
Vehicles:T-45 '10 Ford Ranger #9130 (IRR04)	1FTKR4EE0APA69130
Vehicles:T-46 '21 Isuzu Crew Cab Box #4203 (LM01)	54DB4J1DXMS204203
Vehicles:T-47 '22 Isuzu Dump #4474 (LS02)	54DC4W1D6MS204474
Vehicles:T-48 '07 Isuzu #0330 (LH04)	JALB4W16X77400330
Vehicles: T-49 '18 Chevy Colorado Ext #9559 (AM-)	1GCHSBEA9J1149559
Vehicles: T-50 '22 Ford F-250 #9627 (Rusty)	1FT8W2BT8NED59627
Vehicles: T-51 '18 Chevy Colorado #9285 (AM-)	1GCHSBEN6J1239285
Vehicles: T-52 '22 Isuzu NRR Crew Dump #1115 (LM13)	54DE5J1LXNSR01115
Vehicles: T-53 '21 Isuzu NRR Crew Box #3500 (LM04)	54DC4J1D5MS203500
Vehicles: T-54 '18 Isuzu NPR Crew Box #7784 (LM08)	54DC4J1B5JS807784
Vehicles:T-55 '22 Chevy 4500 Crew Cab #0285 (LM14)	54DCDJ1DXNS200285
Vehicles:T-56 '22 Ford 250XL #7127 (LS01) STA	1FT7W2BT9NEC37127
Vehicles:T-57 '21 Ford F150 #6015 (AM-) STA	1FTFW1E54MKE56015
Vehicles:T-59 '20 Ford F150 #9420 (LM01) STA	1FTEW1E58LKF19420
Vehicles:T-62 16 Chevy Colorado #6345 (SM-ANDREW)	1GCHTBEA9G1356345
Vehicles:T-63 '21 GMC Box #6177 (LM05) STA	54DCDJ1D6MS206177

COMPANY OWNED VEHICLES

Vehicle	**VIN**
Vehicles:T-64 '23 Isuzu NPR Spray Truck #2542 (LH03)	54DC4W1D3PS202542
Vehicles:T-65 '23 Isuzu NPR LS Box Truck #4970 (LM09)	54DC4J1D8PS204970
Vehicles:T-66 '97 Ford E320 Van #0645	1FBJS31L0VHA50645
Vehicles:T-67 '20 Chevy Colorado #5893 ( )	1GCHSBEA4L1245893
Vehicles:T-68 "19 Isuzu Crew Cab #6806 (LM12)	54DC4J1B4KS806806
Vehicles:T-69 "19 Isuzu Crew Cab #9413 (LM02)	54DC4J1B0KS809413
Vehicles:T-70 '21 Chevy 3500 #4229 (LM17)	54DBDW1DXMS204229
Vehicles:T-71 '20 Isuzu NPR Crew Cab #8331 (LM18)	54DC411D2LS208331
Vehicles:T-72 '20 Chevy Colorado #6009 ( )	1GCHSBEA1L1186009
Vehicles:T-73 '15 Isuzu NPR Box Truck #4467 (LM) STA	54DB4W1B0FS804467
Vehicles:T-75 '23 Chevy Spray Truck #1906 (LH01) STA	54DCDW1DXPS201906
Vehicles:T-76 '24 Isuzu NPR Crew Cab #4816 (LM) STA	54DC4J1D5RS204816
Vehicles:T-77 '20 Isuzu NPR Crew Cab #9195 (LM-STA)	54DC4J1D3LS209195
Vehicles:T-78 '17 F250 #5857 (OM - Chuck)	1FT7W2BT9HED25857
Vehicles:T-79 '24 Isuzu NPR Crew Cab #2574 (LM) STA	54DC4J1D3RS212574
Vehicles:T-80 '19 Chevy Spray #5430 (LH-)	54DCDW1B6KS805430
Vehicles:T-81 '20 F250 #8005	1FTBF2A63LEE08005
Vehicles:T-82 '19 Isuzu #1929 (LM-	54DC4W1B5KS811929
Vehicles:T-83 '23 Chevy Sinlge Cab #5280	54DCDW1D3PS205280
Vehicles:T-84 '23 Chevy Single Low Cab #2832	54DCDW1D1PS202832
Vehicles:T-85 '17 Honda Civic #7959	19XFC2F57HE057959
Vehicles:T-86 '25 Ford Expedition #5992	1FMJU1MG4SEA25992
Vehicles:T-87 17' Corolla #3029	5YFBUREEH6HP583029
Vehicles:T-88 '19 Chevy IRR Van #2042	1GCWGAFG7K1272042
Vehicles:T-89 ' 19 Chevy 1500 #6216	3GCUYDEDXKG126216
Vehicles:T-90 '18 Toyota Camry #0699	4T1B11HK9JU030699
Vehicles:T-91 "22 Toyota Corrola	5YFEPMAE4NP379603
Vehicles:T-92 2022 isuzu npr STA SPARY TRUCK	54DC4W1B4L8801443
Vehicles:T-93 2015 isuzu npr STA SPRAY TRUCK	54DC4W1BXFS803931
Vehicals: T-94 2021isuzu npr box truck	54DCDJ1D6MS206549
Vehicals:T-95 2017 ISUZU STA NPR CREW DUMP TRUCK	54DC4J1B4HS800643
vehicals:T-96 2024 TOYOTA COROLLA SALES	5YFB4MDE6RP153706
vehicals:T-97 2018 ISUZU NPR-HD	**54DC4J1B4JS808666**
Trailer	**VIN**
TL-01'19/TEXT	4T9BU1821KG035206
TL-02 '20/TCTC	1XNBU1014L1105819
TL-03 '19/TRIPT	1XNBU1014K1091127

COMPANY OWNED VEHICLES

Vehicle	VIN
TL-04'18/BIGT	16VDX1625J5034648
TL-05 '07/TEXT	NOVIN0200634867
TL-06 '17/TEXT	4T9BU1625HG035320
TL-07 '18/TEXT	4T9BU1628JG035396
TL-09 '21/TTSS	4T9BU1423MG035040
TL-12 '21/jeut	4YMBU0811MG125710
TL-14 '22 FRDM	4T9BU1623MG035567
TL-15 '21 FRDM	1J9BC1825M1471321
Green LM-CU Trailer	5WKBE2028N1073877
LS1 Texas Trailer Heavy Duty	5WKBE1629M1068106

THANK YOU



THE MASTERS LAWN & PEST

themasterslawncare.com

Lawn Enforcement Agency

A HwHGRovE Company

September 8, 2026

Board of Directors
Parker Road Community Development District / Oakmont HOA

Re: 2026-2027 Landscape Maintenance Proposal and Cost Savings

Dear Board Members,

We appreciate the opportunity to submit our proposal for the continued landscape maintenance services at Parker Road CDD / Oakmont HOA.

As you review our proposal, we want to explain why our pricing has changed from last year's bid. The reduction in our pricing is not the result of reducing the level of service or quality that we provide. Rather, it is the result of **12 months of firsthand experience maintaining the community and learning how to perform the work more efficiently and effectively.**

Over the past year, our team has gained a much better understanding of the community, its landscape, irrigation system, traffic patterns, access points, and the specific maintenance requirements necessary to keep Oakmont looking its best. We now understand where our crews need to park, how to efficiently *move* through the property, which areas require additional attention, and how to organize our work to eliminate unnecessary labor and travel time.

Increased Buying Power Through HighGrove Partners

Our new partnership with **HighGrove Partners of Florida, LLC** has also provided us with significantly greater purchasing power. By combining resources and purchasing volume, we have been able to obtain better pricing on materials, supplies, equipment, and other operational expenses.

We believe it is important that those savings be passed along to our clients. This increased buying power, combined with the efficiencies we have gained *over* the past year, allows us to provide the Parker Road CDD with a more competitive proposal while maintaining the level of service you have experienced from our company.

Maintenance Efficiencies

One of the most significant opportunities for cost savings is in the ongoing maintenance of the landscape beds. Our proposal assumes that **mulching will be performed throughout the community on a consistent basis.** Maintaining an adequate mulch layer significantly reduces weed growth and, as a result, reduces the number of man-hours our crews need to spend manually weeding landscape beds.

This allows us to redirect those labor hours toward the areas that provide greater *value* to the community, while still maintaining the clean and well-maintained appearance that Oakmont expects.

Irrigation Efficiencies

We have also become considerably more efficient with the community's irrigation system. After a full year of working with the system, our irrigation team has developed a much better understanding of the layout, zones, controllers, *valves,* and areas that typically require attention. As a result, we can now perform our irrigation inspections in **nearly half the time** it took when we first began servicing the property.

This is a perfect example of how experience with the community translates directly into savings without sacrificing the quality of the inspection or the service provided.

A Better Understanding of Oakmont

Perhaps the greatest advantage we have gained over the past 12 months is simply knowing the property.

We now know how to efficiently perform the work, where to access different areas, where to park our equipment, how to move our crews through the community, and which services are most important to maintaining the appearance and health of the landscape.

That knowledge allows us to build a maintenance program based on **what Oakmont actually needs,** rather than estimating what the property may require from the outside.

Most importantly, we can accomplish this while continuing to provide the quality of service that the Board and residents have come to see from our company over the past year.

Our Commitment

We believe this proposal represents a **true partnership approach.** Our goal is not simply to provide the lowest number on a bid sheet. Our goal is to provide the Board with the best combination of **quality, consistency, efficiency, accountability, and value.**

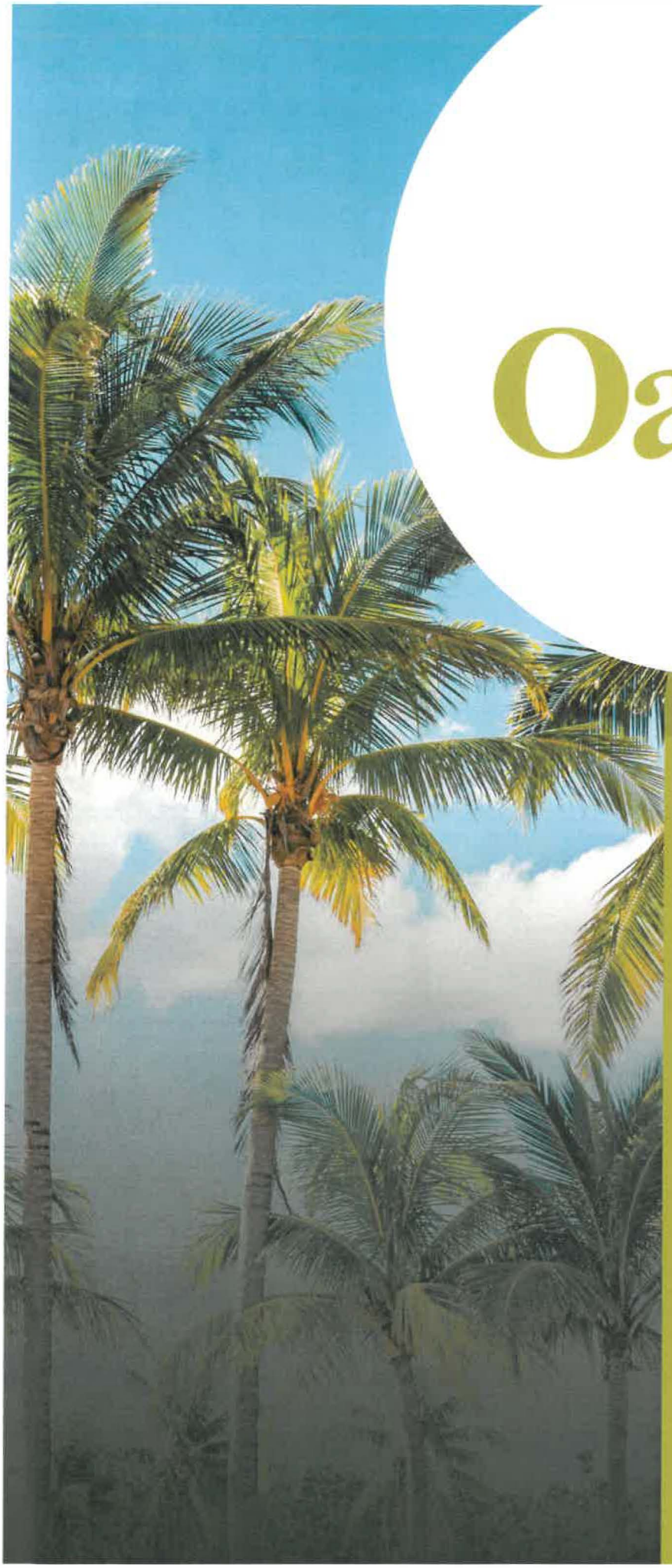
The efficiencies we have developed over the last 12 months, combined with the purchasing power and resources available through HighGrove Partners, allow us to reduce our cost while continuing to stand behind the quality of our work.

We are proud of the relationship we have developed with Parker Road CDD / Oakmont HOA and appreciate the opportunity to have served the community over the past year. We look forward to continuing that relationship for many years to come and continuing to find ways to improve the property while providing the Board and its residents with the greatest possible value.

Thank you for your consideration and for the opportunity to continue serving Oakmont.

Sincerely,

Mike Troiano
HighGrove Partners of Florida, LLC DBA Lawn Enforcement Agency



Lawn Enforcement Agency

A HIGHGROVE COMPANY

Oakmont

2026

HIGHGROVE

Celebrating 35+ Years of Business

Landscape Maintenance Bid Presentation

HIGHGROVE

THE HICHCROVE COMPANIES

SYNERGY LANDSCAPES
.HIGHGROVE-

Lawn Enforcement Agency
A HIGHGROVE m.NN'I

O&A Commercial Landscape Management
,HIGHGROVE.....,

A LOCAL PARTNERSHIP

PEOPLE YOU KNOW, RIOHT HERE AT HOME

Lawn Enforcement Agency is the local team North Florida already trusts - the familiar faces on your property and the first call when you need something done. As a HighGrove company, that same local team now stands on 35+ years of operating experience, deep customer relationships, and the support of an established regional partner headquartered in Atlanta.

When you work with us, you [1]re not calling a distant service center. You're working with people who live and work across North Florida - from Jacksonville and Palm Coast to Gainesville and Ocala - who understand your properties, answer the phone when you call, and are genuinely invested in seeing you and your property flourish. You get the responsiveness of a neighbor with the staying power of a regional organization.

YOUR TEAM

Mike Troiano

YOUR PRIMARY POINT OF CONTACT

Mike is the founder of Lawn Enforcement Agency and will be primary contact for your account-your day-to-day partner and first point of contact for anything you need. He owns the relationship end to end by keeping communication open, proactively managing the landscape quality of your property, and making sure every commitment we make is one we keep.

Whenever something comes up, you'll always know exactly who to call - someone who already knows your property inside and out.

Ward Johnson

DIRECTOR OF OPERATIONS - OPERATIONAL SUPPORT FOR YOUR ACCOUNT

Ward is the operational backbone behind your account. As Director of Operations, he makes sure everything Mike commits to actually happens - on time, done right, and without you having to chase it.

Working alongside the CRM, he keeps crews, scheduling, and the day-to-day details running smoothly-so you get a relationship you can trust and an operation you can count on.

THE HICHCROVE COMPANIES

HIGHGROVE

SYNERGYLANDSCAPES
AHIGHGROVECOIIIWIY

Lawn Enforcement Agency
AHIGHGROVE-

O&A Commercial Landscape Management
,HIGHGROVE.....

- Commercial Landscape Maintenance Services
- In-House Designs With Our Landscape Architects
- Storm Season Readiness
- Sustainable And Money Saving Water Management Programs

Lawn Enforcement Agency is the local team North Florida already trusts - and as a HighGrove company, that team now has 35+ years of operating experience, customer relationships, and support standing behind every property. You get the responsiveness of a neighbor with the staying power of an established regional partner.



OUR PARTNERS

The Official Landscaper of
The Atlanta Braves

Prologis
Asset Management
Sentry Management
Greystar
Hillpointe
Access Management
Community Management
Associates
JLL
CBRE
Vesta Property Services

HIGHGROVE

MEET OUR LEADERS

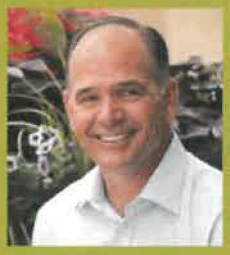
Deep Local Knowledge - Our Atlanta-based leadership understands the unique challenges and expectations of this market.

Proven Expertise- With 160+ years of combined experience, you benefit from decades of industry insight and reliability.

Fast, Informed Decisions - Local leadership means quicker response times and hands-on problem-solving.

Long-Term Stability - Our team's tenure reflects a strong culture and continuity you can count on.

Trusted Relationships - We've built long-standing connections in the community that work to your advantage.



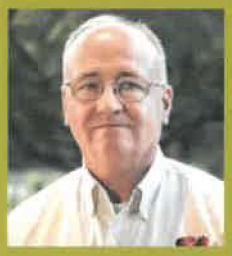
Jim Mccutcheon
CEO
36 Years at HighGrove



Erin Mccutcheon
CFO
16 Years at HighGrove



Gib Durden
VP Desian,'Build
29 Years at HighGrove



Gary Tomlinson
VP Operations
19 Years at HighGrove



Mark Knaggs
VP Sales
18 Years at HighGrove



Ryan Gardiner
VP Business Development
17 Years at HighGrove



Eric Pence
VP Client Relations
28 Years at HighGrove

Drive Positive Change In People's Lives

At HighGrove, landscaping is what we do - but our purpose runs deeper. We're here to drive positive change in the lives of our clients, our team, and the communities we serve. Through meaningful relationships and a commitment to service, we aim to uplift everyone we touch.

How do we accomplish this?

- **Long-term partnerships for client success**
- **Paid training, certifications, and mentorship for employees**
- **Easing clients' responsibilities with support**
- **Creating opportunities for employee success**
- **Employee-led charitable giving**
- **Sustainable practices for future generations**

HIGHGROVE'S TURNOVER PROCESS: STARTING THE JOB RIGHT

1

On-Site Turnover Meeting

Before any work begins, we bring together all stakeholders: the property management team, client relations manager, business development rep, and account manager. We review the scope of work, address your concerns, and prioritize key focus areas.

First Service Inspection

On the first service day, our operations team reviews the scope of work with the crew and emphasizes your top priorities. After service, we conduct a post-service inspection to confirm all tasks were completed as planned.

2

3

Progress Checks

We schedule follow-up meetings with the property management team, account managers, and client relations manager to ensure expectations are being met. Any new concerns are addressed, and adjustments are made. Documentation is shared for transparency.

Ongoing Support

We keep communication flowing regularly, maintaining alignment with all stakeholders. Our proactive approach ensures the property remains in top condition and reinforces trust between you and HighGrove.

4

HIGHGROVE

References

On Top of the World

8447 S W 99th Street Rd, Ocala, Fl 34481
Andy Jorgensen (352) 427-0062



University of Florida, IFAS

1604 McCarty Dr #1008, Gainesville, Fl 32603
Steve Perry (352) 359-2874



HIGHGROVE

References

Sante Fe College - All Campuses

3000 N W 83 St, Gainesville, Fl 32606
Fred Gratto (352) 514-3738



HCA Florida -Archer Rd

4094 Southwest 41st Boulevard Gainesville, FL 32608
Vaughn Thomas (352) 810-5442




WORLD CHAMPIONS
1914
1957







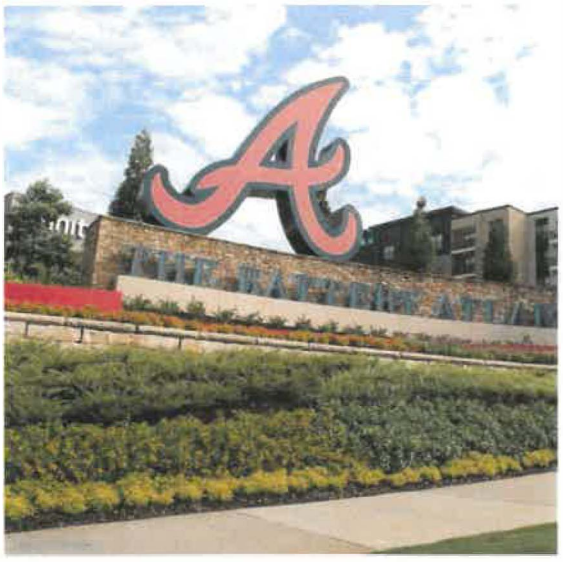











A

PARKER ROAD
COMMUNITY
DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL

LANDSCAPE AND IRRIGATION MAINTENANCE
OAKMONT

GAINESVILLE, FLORIDA

PROJECT MANUAL and
TECHNICAL SPECIFICATIONS
ISSUE DATE: JULY 27, 2026

DISTRICT MANAGEMENT:

PFM Management Services LLC
Attn: Kwame Jackson, Associate District Manager
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

OAKMONT

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
Gainesville, Florida

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PARKERROAD COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
Landscaping, Common A.reas, & Irrigation Maintenance Services

Parker Road Community Development District, announces that Landscaping, Common Areas, and Irrigation Maintenance Services will be required for the project listed below:

PROJECT: **Parker Road Community Development District Landscaping, Common Areas, & Irrigation Maintenance Services**

The contract for landscaping, common areas, and irrigation maintenance services will consist of maintenance of turf, trees, shrubs and ground cover, open areas, hardscape and irrigation as well as trash removal through certain distinct areas of maintenance as more specifically set forth in the Request for Proposal.

The Project Manual will be available electronically beginning **Monday, July 27, 2026 at 12:00 PM (EST)** and should be requested by email to Kwame Jackson, Associate District Manager, PFM Management Services LLC, jacksonk@pfm.com. The request for Proposal requires proposers to submit proposals for individual district areas of maintenance and collectively submit a proposal for all areas (two total). The District reserves the right to award Sections 1 and 2 separately to different proposers, or to award collectively to one proposer.

Ranking of proposers will be made on the basis of qualifications according to the Evaluation Criteria contained within the Project Manual. The District has the right to reject any and all proposals if it determines, at its sole discretion, such rejection is in the best interest of the District. Any proposer who wishes to protest the scope of work and selection criteria shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the proposed project plans and specifications or other contract documents and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the Request for Proposal. The formal written protest shall state with particularity the facts and law upon which the protest is based. Any and all questions relative to this project shall be directed in writing only to PFM Management Services LLC, Kwame Jackson, Associate District Manager, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, viafacsimile407-723-5901 or e-mail at jacksonk@pfm.com, no later than **Monday, August 10, 2026, at 12:00 PM (EST).**

Firms desiring to provide services for this project must submit four (4) bound copies of the required proposal section(s) and one electronic copy of the required proposal section(s) no later than **Wednesday, August 26, 2026, at 2:00 PM (EST)** at the offices of PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, and Attention: Kwame Jackson, Associate District Manager. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated below; those received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Proposals will be opened during a Response Opening Meeting on **2:15 PM (EST) on Wednesday, August 26, 2026,** at PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 407-723-5900 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Kwame Jackson
Associate District Manager

I. Proposal Package

b. Instructions to Proposers

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Wednesday, August 26, 2026, at 2:00 PM (EST)** a t the offices of PFM Management Services, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. Phone (407) 723-5900. Proposals will be publicly opened during a Response Opening Meeting at **2:15 PM (EST) on Wednesday, August 26, 2026,** at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817.

SECTION 2. SIGNATURE ON PROPOSAL. In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the proposer must correctly sign the Acknowledgment of Receipt of Documents and Proposal Signature Form. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his or her authority to do so.

SECTION 3. FAMILIARITY WITH THE LAW. By submitting a proposal, the proposer is assumed to be and has provided evidence of being a licensed landscape, irrigation and pesticide contractor and familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 4. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible proposer who is qualified by experience to do the work specified herein. The proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the Owner. Contractors are directed to Section II.a. Scope of Work for additional license and certification requirements, and evidence of the same must be submitted with its Proposal.

SECTION 5. SUBMISSION OF ONLY ONE PROPOSAL. Proposers may be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 6. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the documents included with the Request for Proposal "the Proposal Documents") are to be directed in writing to Vivian Carvalho, District Manager, at PFM Group

Consulting LLC. Interpretations or clarifications considered necessary by the District Representative in response to such questions will be issued by Addenda faxed, mailed or delivered to all parties recorded as having received the Proposal Documents. Questions received after **Monday, August 10, 2026, at 12:00 PM (EST)** may not be answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all proposers. No inquiries will be accepted from subcontractors - the proposer shall be responsible for all queries.

SECTION 7. SUBMISSION OF PROPOSAL. Submit four (4) bound copies and one (1) electronic copy of the proposal forms, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS – PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT, OAKMONT, LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES" on the face of it.

SECTION 8. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the Proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 9. PROPOSAL DOCUMENTS. The Proposal Documents, comprised of all documents included within the Request for Proposal, will be available electronically on **Monday, July 27, 2026, at 12:00 PM (EST)** and can be requested by emailing Kwame Jackson, Associate District Manager, at jacksonk@pfm.com.

SECTION 10. PROPOSAL FORM. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda (the numbers of which must be filled in on the Acknowledgment Form). In making its proposal, each proposer represents that it has read and understands the Proposal Documents and that the Proposal is made in accordance therewith, including verification of the contents of the Proposal package against the Table of Contents.

SECTION 11. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all Proposals, make modifications to the work, and waive any informalities or irregularities in Proposals as it is deemed in the best interests of the District. The Request for Proposal requires proposers to complete the Proposal Summaries for Sections 1 & 2 AND the Combined Proposal Summary (two total). Failure to complete ALL Proposal Summaries will result in the rejection of the entire Proposal submitted. The District reserves the right to award Sections 1 & 2 separately to different proposers, or to award collectively to one proposer.

SECTION 12. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the proposer shall enter into and execute the Contract substantially in the form included in the Proposal Documents; unless requested otherwise by the District. This contract will be for a one-year term or less, with the District retaining the option to renew for up to two (2) additional one-year terms, in its sole discretion, based on the proposer's annual proposal amount.

SECTION 13. INSURANCE. All proposers shall include as part of their proposal a current Certificate of Insurance detailing the company's insurance coverage. In the event the proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, Parker Road Community Development District and their staff employees, officers, agents and supervisors as additional insured's, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 14. INDEMNIFICATION. The successful proposer shall fully indemnify and hold harmless the District from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

SECTION 15. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 16. MISCELLANEOUS. All Proposals shall include the following information in addition to any other requirements of the Proposal Documents.

A. A one-page narrative description of the proposer's approach to providing the services as described in the scope of services provided herein, as well as:
   i. based on proposer's on-site inspection list, any identified problems and proposed solutions;
   ii. any exclusions based on existing conditions;
   iii. detail on proposer's approach to pruning:
      a. shrubs
      b. trees
      c. palms
      d. ornamental grass
   iv. proposer's approach to pest, weed, and disease control;
   v. proposer's approach to maintenance of hardscape - flatwork, columns, fences, and monuments;
   vi. maintenance and preventative maintenance of irrigation system.
   vii. describe proposed staffing levels that will be assigned to this project. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes with applicable certifications and responsibilities associated with this project, including arborists, horticulturist, pest control manager, irrigation manger, etc.
   viii. identify the daily and continual size of the crew that will be assigned to the section(s) of the project which are the subject of the Proposal and the proposed schedule for said crew to complete the entire weekly scope of services.

B. Completed price proposal (forms attached).

C. List position or title and corporate responsibilities of key management or

supervisory personnel. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

D. Three references from projects of similar size and scope completed within the last three (3) years. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

E. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.

F. Copies of all applicable Federal, State and local licenses applicable to completing the proposed scope of work.

G. Completed copies of all other forms included within the Proposal Documents.

H. Unit counts and prices for all materials to be incorporated into the Project with the sales tax indicated for each item and extended for column totals.

SECTION 17. PROTESTS. Any protest regarding the Proposal Documents, including specifications or other requirements contained in the Request for Proposal, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to any provision in any document included in the Project Manual, including but not limited to plans, specifications and contract documents.

SECTION 18. EVALUATION OF PROPOSALS. The proposals shall be ranked based upon the District's evaluation of the proposer's ability to perform the services for the project as demonstrated by the documentation provided by the proposer and reference checks of the proposer's clients. The criteria to be used in the evaluation are presented in the Evaluation Criteria sheet, contained within the Proposal Documents.

E-Verify Compliance - Employer Number 716674

Lawn Enforcement Agency, Inc.



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.

I. Proposal Package

c. Organization Information of Proposer

PARKER ROAD COMMUNITY DEVELOMENT DISTRICT

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

DATE SUBMITTED: September 9th, 2026

1. **Proposer:** HighGrove Partners of Florida, LLC DBA Lawn Enforcement Agency, Inc
[Company Name]

_____ Individual
__x__ 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): PO Box 141091 Gainesville, Fl 32614
City, State, Zip: Gainesville, Fl. 32608
Telephone: (352) 372-3175 Facsimile: _____
1st Contact Name: Mike Troiano Title: Founder
2nd Contact Name: Josh Foster Title: Estimator

3. **Parent Company Name (if applicable): HighGrove Partners of Florida, LLC**

4. **Parent Company Address (if different):** Street Address: P.O. Box (if any): City, State, Zip:
7730 The Bluffs
Austell, Ga 30168
Telephone: 678-298-0550
Facsimile: _____
1st Contact Name: Gary Tomlinson Title: VP of operations
2nd Contact Name: Ward Johnson Title: Director of Operations

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: Founder
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 March 2, 2026 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 (x) 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 (X)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 (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
Qualifying Individual: Michael Troiano Title: Founder
List company(ies) currently qualified under this license: Highgrove Partners of Florida, LLC DBA Lawn Enforcement Agency

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:**
(2023) 28,458,000.00
(2024) 29,985,000.00
(2025) 30,615,000.00

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

General Liability	$ 2,000,000
Automobile Liability	$ 2,000,000
Workers Compensation	$ 1,000,000
Expiration Date	4-1-2027

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)?
.86

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		11	8	Account Mgr
Ward Johnson	DOO		31	4	DOO
Corey Martin	Irrigation Mgr		21	13	Irrigation Mgr

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.**
Business acquisition dispute in Bunnell, Fl We settled out of court with a victory.

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 Parker Road Community Development 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: _____

This 8th day of September, 2026

By: Gary Tomlinson Vice President Operations
[Type Name and Title of Person Signing]

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 8th day of September, 2026, by Gary Tomlinson, of the HighGrove Partners of Florida, 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

(SEAL)

JEN MICHEL
Notary Public-State of Florida
Commission # HH 375312
My Commission Expires
March 19, 2027

CORPORATE OFFICERS

Company Name HighGrove Partners of Florida, LLC DBA Lawn Enforcement Agency,Inc Date 9-8-2026

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
Mike Troiano	Founder	Business Development	Gainesville, Fl 32608
FOR PARENT COMPANY (if applicable)			
Jim McCutcheon	CEO	Business Development	Austell, GA
Erin McCutcheon	CFO	Finance and Intergration	Austell, GA
Gary Tomlinson	VP of Operations	Operations	McDonough, GA
Mark Knaggs	VP of Sales	Sales	Marietta, GA

SUPERVISORY PERSONNEL

Company Name HighGrove Partners of Florida, LLC DBA Lawn Enforcement Agency, Inc Date 9-8-2026

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	Founder	Business Developement	36	36
Ward Johnson	Director of Operations	Operations	4	31
Jeff Dobbertien	Irrigation Manager	Branch Manager	2	11
Jen Boyer	CRM - Customer Relations	Customer Relations	3	25
Matt Wimberley	Account Manager	On- site manager	8	11
Corey Martin	Irrigation Manager	Irrigaition Inspector	13	21
Jeff Barber	Construction Manager	Construction manager	6	23
Jen Michel	Office	Office Admin	3	16
Jess Voorhees	Office	Office Admin	3	12

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

Company Name HighGrove Partners of Florida, LLC DBA Lawn Enforcement Agency, Inc Date 9-8-2026

QUANTITY	DESCRIPTION	CAPACITY	LIST EQUIPMENT TO BE USED ON A REGULAR BASIS FOR THIS SCOPE	LIST EQUIPMENT AVAILABLE TO THE SITE FOR ENHANCEMENTS & EMERGENCY RESPONSE
See attachment				

Lawn Enforcement Agency
A HighGrove Company

Group A - Equipment List

Management Vehicles:

- Branch Manager Truck
- Customer Relation Manager Truck
- Account Manager Truck



Maintenance Teams Equipment:

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





Irrigation Vehicles/Equipment:

- 2 Irrigation Trucks
- Various Irrigation Equipment Items

Spray Team Vehicles/Equipment:

- 2 Spray Truck
- 2 Z-Spray/Spreader



MAINTENANCE CREW & SCHEDULING

Company Name HighGrove Partners of Florida, LLC DBA Lawn Enforcement Agency, Inc Date 9-8-2026

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	2	1
Section #2	5	1	1	1
Combined (Section #1&2)	5-6	1	2	1

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	60
Section #2	See Below	50
Combined (Section #1&2)	See Below	50-60

Highgrove has sucessfully performed the following service and schedule foer the past 12 months and will continue with the following schedule
Section 1 and 2 will be performed Monday - Thursday with Friday being a make up day.

Day 1 - 6 crew members (Area 1)
Day 2 - 6 crew members (Area 2)
Day 3 - 6 crew members (Area 3)
Day 4 - 6 crew members (Area 4)
In the event there are any rain days, additional services required we reservce Fridays (Fifth day) as our makeup day.

AFFIDAVIT FOR INDIVIDUAL

STATE OF Florida SS:

COUNTY OF Alachua

Gary Tomlinson, 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 8th day of September, 2026.

Signature of Notary

Notary Public / Expiration: 3-19-2027

(SEAL)

JEN MICHEL
Notary Public-State of Florida
Commission # HH 375312
My Commission Expires
March 19, 2027

AFFIDAVIT OF PARTNERSHIP

STATE OF Florida SS:

COUNTY OF Alachua

Gary Tomlinson, a member of the firm of HighGrove Partners of Florida, LLC 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 of a General Partner is Required)

Sworn to before me this 8th day of September, 2026.

Signature of Notary

Notary Public / Expiration: 3-19-2027

(SEAL)

JEN MICHEL
Notary Public-State of Florida
Commission # HH 375312
My Commission Expires
March 19, 2027

AFFIDAVIT OF CORPORATION

STATE OF Florida SS:

COUNTY OF Alachua

Gary Tomlinson, (title) Vice President Operations of the firm of HighGrove Partners of Florida, LLC, 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 8th day of September, 2026.

Signature of Notary

Notary Public / Expiration: 3-19-2027

(SEAL)

JEN MICHEL
Notary Public-State of Florida
Commission # HH 375312
My Commission Expires
March 19, 2027

I. Proposal Package

d. Non-Collusion Statement

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida

COUNTY OF Alachua

I, Gary Tomlinson, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a Vice President Operations in the firm of HighGrove Partners of Florida, LLC, 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 8th day of September, 2026.

Gary Tomlinson

Signature by authorized representative of Proposer

STATE OF Florida

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 8th day of September, 2026, by Gary Tomlinson, of HighGrove Partners of Florida, 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

(SEAL)

JEN MICHEL
Notary Public-State of Florida
Commission # HH 375312
My Commission Expires
March 19, 2027

I. Proposal Package

e. Acknowledgment of Receipt of Documents

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS

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

8 day of September, 2026, by:

HighGrove Partners of Florida, LLC DBA Lawn Enforcement Agency, Inc
[Company]

4802 SW 85th Avenue , Gainesville, Fl 32608
[Business Address]

352-372-3175
[Telephone]

[Facsimile]

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

☐ II.

☐ III. Proposal Forms MT (Initial)

☐ IV. Evaluation Criteria MT (Initial)

II. Services Requested Detail

Section II-a Scope of Services

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.

1. 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 three (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.

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.

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 on to 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, pinecones, 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.

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 four (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.
      (Note: Command live soils are recommended.)
      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 five (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 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.

E. 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".

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.

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 that 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.

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

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

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 Molybate and Zinc Sulfate

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

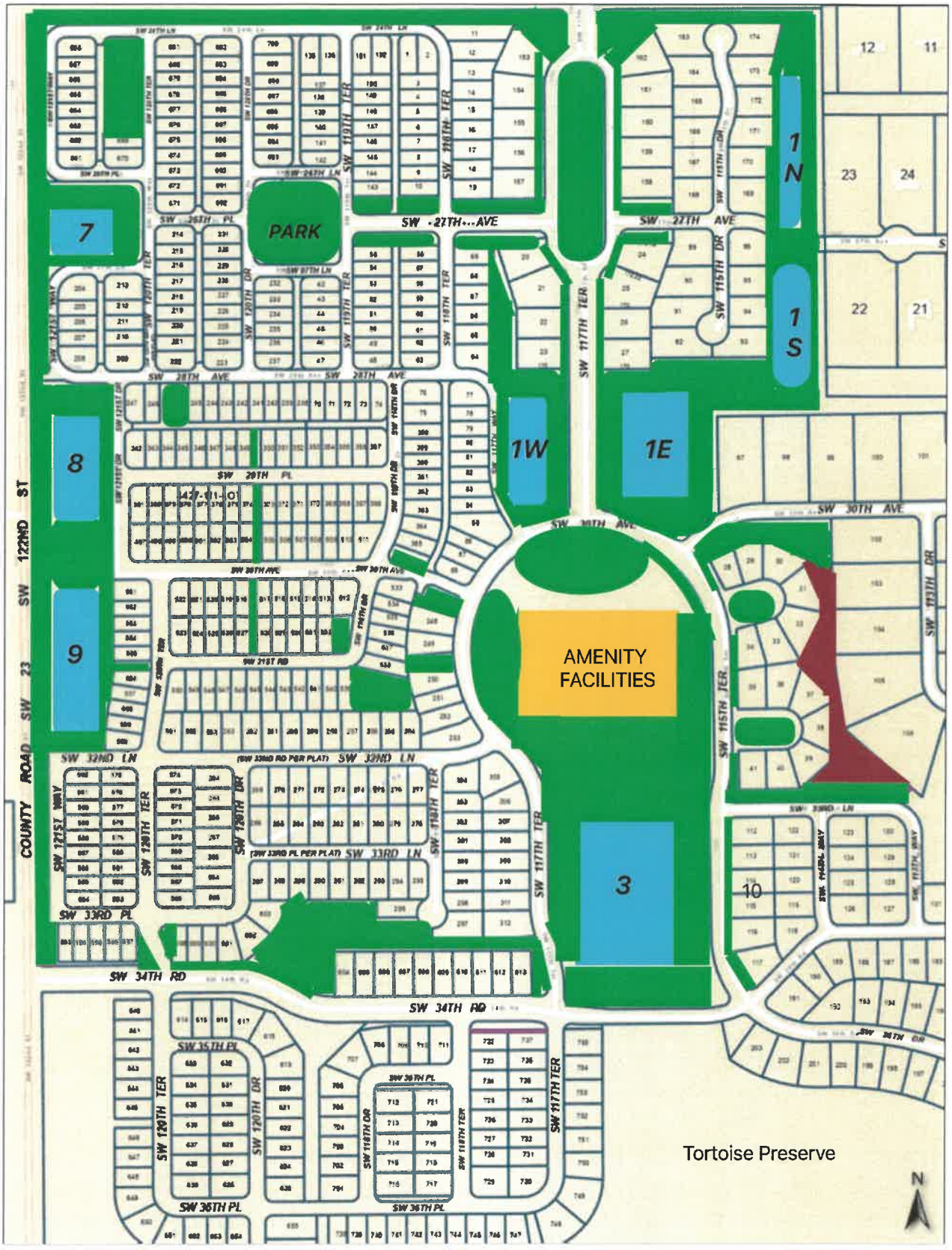
0-0-10 LABEL	
Material	
Soluble Potash	10.00
Total Magnesium	5.00
Soluble Magnesium	5.00
Soluble Manganese	2.00

Derived From:
Polymer Coated Sulfate of Potash-Magnesia, Sulfate of Potash-Magnesia, and Manganese Sulfate

II. Services Requested Detail

Section II-b Maps of Areas to be Maintained

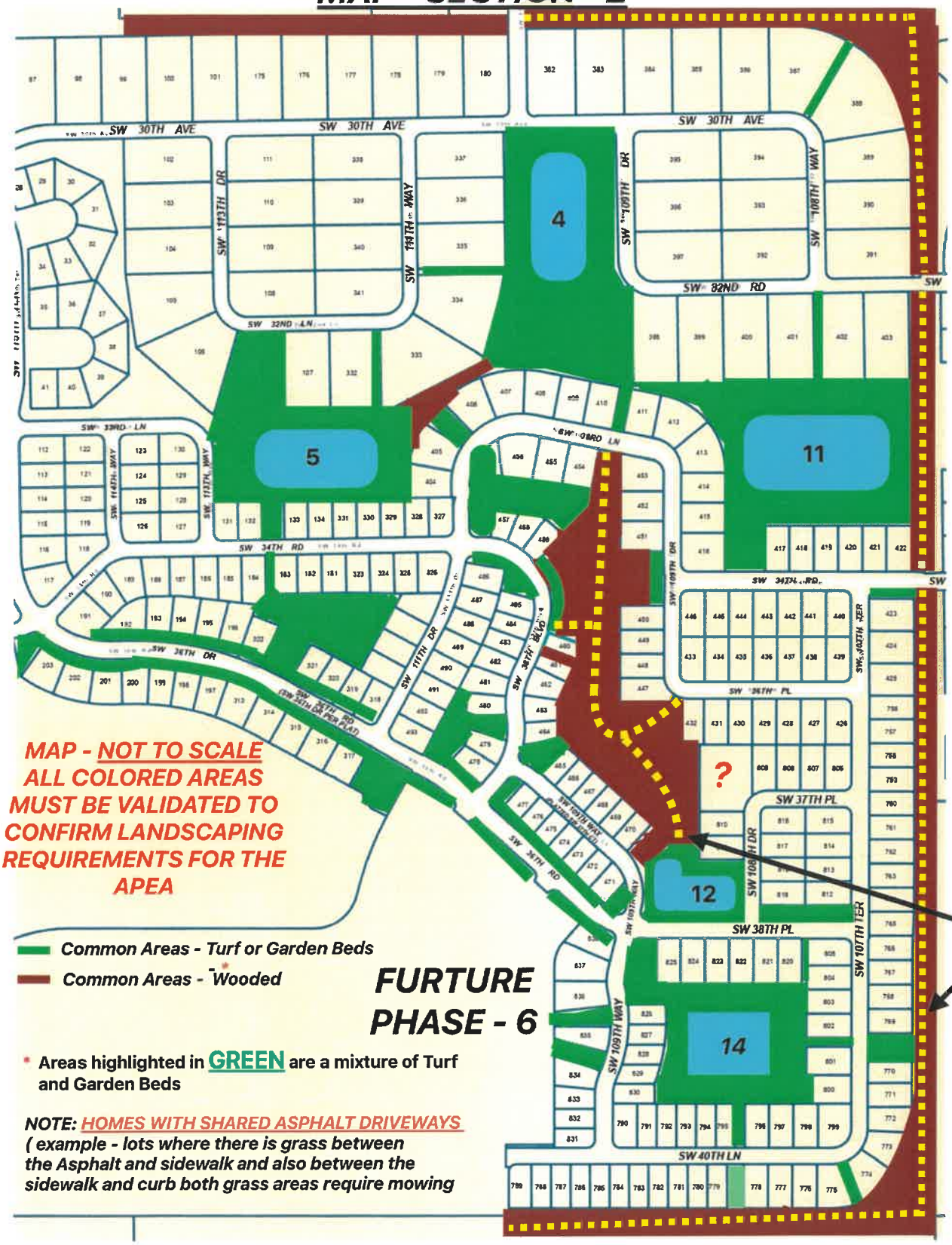
OAKMONT LANDSCAPING MAP - SECTION - 1



Common Areas - Turf and Plant beds Wooded Areas Dry Retention Ponds

MAP_OAK_1
PDF Document · 557 KB

OAKMONT LANDSCAPING
MAP - SECTION - 2

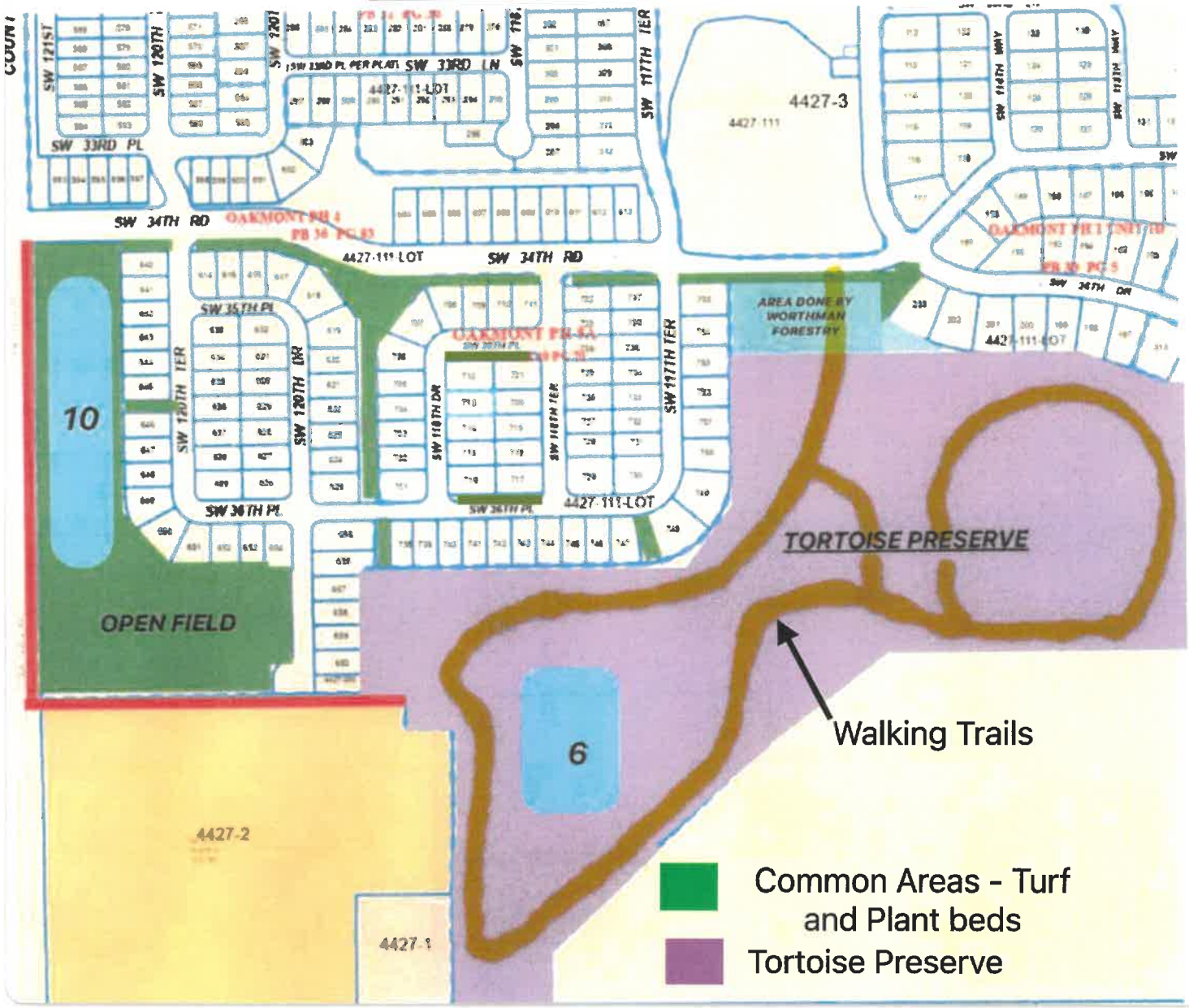


* Areas highlighted in **GREEN** are a mixture of Turf and Garden Beds

NOTE: ***HOMES WITH SHARED ASPHALT DRIVEWAYS***
(example - lots where there is grass between the Asphalt and sidewalk and also between the sidewalk and curb both grass areas require mowing

OAKMONT LANDSCAPING MAP

SECTION - 2 CONTINUED



II. Services Requested Detail

Section II-c.
Form of Landscape and Irrigation Maintenance Agreement

FORM OF AGREEMENT

AGREEMENT BETWEEN PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AND _____FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this _____ day of _____2026, by and between:

Parker Road Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Alachua County, Florida, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida, 32817 (District) and

_____, _____, whose address is _____("Contractor" and, together with the District, "Parties")

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including on-site and off-site roadways, water, wastewater and reclaimed water facilities, stormwater management facilities, roadway lighting, landscaping, on-site amenities and other infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES

A. The District desires that the contractor provide a high-quality level of professional Landscape and irrigation maintenance services within presently established standards. Upon all parties signing this Agreement, the Contractor shall provide the District with the specific services identified in this Agreement.

B. While providing the services identified in this Agreement, The Contractor shall assign such staff as maybe required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to insure completion of the services.

C. The Contractor shall provide the specific professional services as shown in Paragraph Three (3) of this agreement.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES.

The duties, obligations, and responsibilities of the Contractor are to be performed as described in the Scope of Services, which is incorporated by reference as a material part of this Agreement in Sections **II a.,b., and c.** Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. ACCEPTANCE OF SITE,

By executing this agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the bid, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation, in its current condition, and on an "as is " basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractors expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractors failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or irrigation was not in good condition or that the site was unsuitable for such landscaping and or irrigation.

5. MANNER OF CONTRACTOR'S PERFORMANCE.

The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provisions of service to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B The Contractor Agrees that the District shall not be liable for the payment of any work of services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the district's policies and decisions with respect to materials, equipment, elements and systems pertinent to the Contractors services.

1. District hereby designates District Chair and District manager to act as its representative in matters related to this agreement.

2. The contractor agrees to meet with the District representative no less than four (4) times per month. The Contractor also agrees to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement a minimum of one (1) time per month or as often as the District deems necessary.

3. The District Representative may appoint an employee or employees of the Berman Corp. to act as an alternate representative as may be required during on site meetings

6. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule it employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays. 67

7. Contractor shall use all due care to protect the property of the District, it residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

6. **COMPENSATION; TERM.**

A. As compensation for services described in this Agreement, the District agrees to pay the Contractor in monthly payments of $_____ (_____Dollars) for the previous month's work. Work shall commence on or about **October 1, 2026, and end September 30, 2027.** in the event this agreement is terminated pursuant to Section 14 herein, payment will be prorated for the payment period during which termination becomes effective.

B. If the District should desire to extend the agreement for two (2) additional one-year terms, at the compensation rate established in Exhibit B, District shall notify Contractor within thirty (30) days of the then current expiration date of this Agreement of its desire to do so.

C. If the District should desire additional work or services, or to add additional lands to be maintained, The Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed in writing. No additional services shall be provided by the Contractor unless done at the direction of the District

D. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees. Any subcontractors proposed to be used by Contractor are subject to approval by the District, which approval maybe withheld in the District's sole discretion.

E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

7. **INSURANCE.**

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, representatives and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage's, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have an A.M. Best's Insurance Reports rating of at least A-VII

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required Insurance.

8. **INDEMNIFICATION.**

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B Contractor agrees to indemnify and hold harmless the District and its officers, supervisors, agents and employees and the District Representative from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate

proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

14. TERMINATION.

The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for work and/or services rendered up until the effective termination of this Agreement, an amount prorated in accordance with Section 5(A) of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

15. PERMITS AND LICENSES.

All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

16. ASSIGNMENT.

Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such prior written approval shall be void.

17. INDEPENDENT CONTRACTOR STATUS.

In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees, subcontractors, material men or suppliers, of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by anyone or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

18. HEADINGS FOR CONVENIENCE ONLY.

The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

19. ENFORCEMENT OF AGREEMENT.

In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

20. AGREEMENT.

This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

21. AMENDMENTS.
Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

22. AUTHORIZATION.
The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

23. NOTICES.
All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: **Parker Road Community Development District**
Attn: District Manager
3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817

With a copy to: **Kutak Rock**
Attn: District Counsel
107 W. College Avenue
Tallahassee, Florida 32301

B. If to the Contractor:

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

24. THIRD PARTY BENEFICIARIES.
This Agreement is solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

25. CONTROLLING LAW.
This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

26. EFFECTIVE DATE.
This Agreement shall be effective after execution by both the District and the Contractor and shall remain in effect for a term of one (1) year unless terminated by either of the District or the Contractor.

27. PUBLIC RECORDS.
Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Vivian Carvalho ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall

1) keep and maintain public records required by the District to perform the service;
2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes;
3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and
4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817.

28. SEVERABILITY.
The invalidity or unenforceability of anyone or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

29. ARM'S LENGTH TRANSACTION.

This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

30. COUNTERPARTS.

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

31. E-VERIFY.

The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

f the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS:

acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- **A.** Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to \ transact business with public entities;
- **B.** Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
- **C.** Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
- **D.** Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
- **E.** Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman, Board of Supervisors

CONTRACTOR
Lawn Enforcement Agency Inc. DBA HighGrove Partners
a LLC

_____
By:
Its: Vice President Operations

_____
(Signature of Witness

_____
(Print Name of Witness)

Sections.
a. - Scope of Services,
b. - Maps of areas to be Maintained
c. - Form of Landscaping and Irrigation Maintenance agreement.

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

Highgrove Partners of Florida, LLC DBA Lawn Enforcement Agency, Inc

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES PROPOSAL

TO: Parker Road Community Development District

FROM: HighGrove Partners of Florida, LLC DBA 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	27,018.00	324,220.00	(for twelve (12) months)
Term 2	27,018.00	324,220.00	(for twelve (12) months)
Term 3	27,828.00	333,946.00	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	Term 2 (10/1/27 – 9/30/28)	Term 3 (10/1/28 – 9/30/29)
Annual Rotations (1850 SF)	$ 23,700.00	$ 23,700.00	$ 24,411.00
St. Augustine (0 SF)	$ 0	$ 0	$ 0
Zoysia (1,000,000 SF)	$ 111,990.00	$ 111,990.00	$ 115,349.00
Bermuda (In with Zoysia SF)	$ 0	$ 0	$ 0
Bahia (1,7000,000 SF)	$ 116,850.00	$ 116,850.00	$ 120,355.00
Shrub Beds (355,299 SF)	$ 37,840.00	$ 37,840.00	$ 41,045.00
Trees & Palms	$ 12,000.00	$ 12,000.00	$ 12,360.00
Irrigation	$ 21,840.00	$ 21,840.00	$ 22,492.00
Mulch Mulch is not included in this proposal. See unit pricing	$	$	$
TOTAL ANNUAL AMOUNT	**$ 324,220.00**	**$ 324,220.00**	**$ 333,946.00**

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% 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	13,278.00	159,346.00	(for twelve (12) months)
Term 2	13,278.00	159,346.00	(for twelve (12) months)
Term 3	13,677.00	164,126.00	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (150 SF)	$ 300.00	$ 300.00	$ 309.00
St. Augustine (0 SF)	$	$	$
Zoysia (650,000 SF)	$ 64,140.00	$ 64,140.00	$ 66,064.00
Bermuda (0 SF)	$ 0	$ 0	$
Bahia (900,000 SF)	$ 62,500.00	$ 62,500.00	$ 64,375.00
Shrub Beds (206,395 SF)	$ 18,546.00	$ 18,564.00	$ 19,102.00
Trees & Palms	$ 4,500.00	$ 4,500.00	$ 4,635.00
Irrigation	$ 9,360.00	$ 9,360.00	$ 9,640.00
Mulch Mulch in not included in this proposal. See unit pricing	$	$	$
TOTAL ANNUAL AMOUNT	$ 159,346.00	$ 159,346.00	$ 164,126.00

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% 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 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	40,297.00	483,566.00	(for twelve (12) months)
Term 2	40,297.00	483,466.00	(for twelve (12) months)
Term 3	40,297.00	483,566.00	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	Term 2 (10/1/27 – 9/30/28)	Term 3 (10/1/28 – 9/30/29)
Annual Rotations (2000 SF)	$ 24,000.00	$ 24,000.00	$
St. Augustine (0 SF)	$ 0	$ 0	$ 0
Zoysia (1,650,000 SF)	$ 176,130.00	$ 176,130.00	$
Bermuda (SF)	$ 0	$ 0	$ 0
Bahia (2,600,000 SF)	$ 179,350.00	$ 179,350.00	$ 184,730.00
Shrub Beds (561,694 SF)	$ 56,386.00	$ 56,386.00	$ 58,077.00
Trees & Palms	$ 16,500.00	$ 16,500.00	$ 16,995.00
Irrigation	$ 31,200.00	$ 31,200.00	$ 32,136.00
Mulch Price not included in this contract. See unit pricing	$	$	$
TOTAL ANNUAL AMOUNT	$ 483,566.00	$ 483,566.00	$ 483,566.00

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	**%**	**%**	3 **%**

Description	Unit	Cost
Additional labor outside of scope		
General Laborer	HR	45.00
Irrigation Technician	HR	65.00
Irrigation Repairs - includes labor and materials		
.5" to 1" Line Break	LF	15.00
1.25" to 2" Line Break	LF	20.00
2.5" to 3" Line Break	LF	35.00
4" Line Break with Mechanical Fittings	LF	450.00
1" Gate Valve Material Only	EA	23.00
1.5" Gate Valve Material Only	EA	35.00
2" Gate Valve Material Only	EA	46.00
2.5" Gate Valve Material Only	EA	65.00
3" Gate Valve Material Only	EA	86.00
4" Gate Valve Material Only	EA	189.00
1" Scrubber Valve	EA	115.00
1.5" Scrubber Valve	EA	145.00
2" Scrubber Valve	EA	265.00
3" Scrubber Valve	EA	385.00
Valve Box, various sizes	EA	20.00
Tree Bubbler Assembly, Match Existing	EA	11.00
Spray Nozzle	EA	3.00
MP Nozzle	EA	4.50
Spray Head - 6" Pop-up, Match Existing	EA	18.00
Spray Head - 12" Pop-up, Match Existing	EA	25.00
Shrub Head - Pop-up, Match Existing	EA	18.00
Rotary Head - 3/4"-1", Match Existing	EA	22.00
Landscape - includes labor and materials		
Mulch - Hardwood	CY	60.00
Mulch - Pine Fines	CY	65.00
Mulch - Pine Straw PER BALE = 45 sq ft	CY	7.50
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - <500 SF	SF	1.25
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - 500-5,000 SF	SF	1.00
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - >5,000 SF	SF	.75
Argentine Bahia Sod - <500 SF	SF	1.00
Argentine Bahia Sod - 500-5,000 SF	SF	.85
Argentine Bahia Sod - >5,000 SF	SF	.75
Annuals - 4-5"	EA	1.75
Ground Cover - 1 gallon, Match Existing	EA	7.00
Shrub - 3 gallon, Match Existing	EA	17.00
Shrub - 5 gallon, Match Existing	EA	22.0
Shrub - 7 gallon, Match Existing	EA	38.00
Shrub - 15 gallon, Match Existing	EA	95.00
Equipment - includes operator		
Water Truck (2,450 gallons), 8 hours on site	Week	2,400.00
Water Truck (2,450 gallons), 8 hours on site	Month	9,800.00

IV. Evaluation Criteria

Parker Road Community Development District

Evaluation Criteria

1. Technical Capability (25 points)

Considerations here include the geographic locations of the firm's office(s) in relation to the project; adequacy of equipment to perform the work in a high quality manner; adequacy and capabilities of labor available to perform the work according to the specifications; qualifications, training, and licenses/certifications of key personnel; evaluation of existing and future workload; the volume of work previously awarded to the firm; proposed detailed staffing levels, etc.

2. Experience (25 points)

The proposer's past record and experience in similar projects will be considered. Additional factors may include past performance on other projects, record and experience working for the references provided, observation of similar sites maintained by the firm, character, integrity, and reputation of respondent, etc.

3. Understanding of Scope of Work (10 points)

Points will be awarded based on the proposer's demonstrated understanding of the District's needs for the services requested and the level of detail provided in the proposal.

4. Price (40 points)

Points will be awarded to the proposer submitting the lowest total proposal for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that proposer's proposal and the low proposal.

Total Points Possible 100 Points

State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

PEST CONTROL BUSINESS LICENSE

License Number: JB500699

HighGrove Partners of Florida, LLC, DBA Lawn Enforcement Agency
1010 WEST MOODY BLVD, Bunnell, FL 32110

LAWN

This is to certify that the Pest Control firm named above is licensed under the provisions of the Florida Pest Control Law, Chapter 482, Florida Statutes.



WILTON SIMPSON
Commissioner of Agriculture

Issue Date: June 25, 2026

Expiration Date: June 25, 2027

E-Verify Compliance - Employer Number 716674

Lawn Enforcement Agency, Inc.



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.

Parker Road
Community Development District

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

Landscape & Irrigation Maintenance RFP
Addendum No. 1

To: United Land Services; Lawn Enforcement Agency; Skyfrog; Allegiance Landscaping; Masters Lawn Care; West Farms Landscaping; Yellowstone Landscaping; PWExpress; Grandview Landscaping; Rotolo Consultants; Sunrise Landscape; Down to Earth Landscape

From: Kwame Jackson, PFM Management Services

Cc: Vivian Carvalho, PFM Management Services
Ashley Quiros, PFM Management Services
Katie Buchanan, Kutak Rock LLP
Laquion Monroe, Kutak Rock LLP
Alisa Carlino-McGowan, Berman
Matthew Davenport, Berman

Date: August 20, 2026

ADDENDUM:

Firms desiring to provide services for this project must submit four (4) bound copies of the required proposal section(s) and one electronic copy of the required proposal section(s) no later than **Thursday, September 3, 2026, at 12:00 PM (EST)** at the offices of PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, and Attention: Kwame Jackson, Associate District Manager.

Proposals will be opened during a Response Opening Meeting on **12:15 PM (EST) on Thursday, September 3, 2026**, at PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the RFP responses.

ACKNOWLEDGEMENT OF RECEIPT

Mike Troiano
Signature

8.20.2026
Date

Mike Troiano
Name (Print)

Lawn Enforcement Agency, Inc "A Highgrove Co."
Company (Print)

Parker Road
Community Development District

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

Landscape & Irrigation Maintenance RFP

Addendum No. 2

To: United Land Services; Lawn Enforcement Agency; Skyfrog; Allegiance Landscaping; Masters Lawn Care; West Farms Landscaping; Yellowstone Landscaping; PWExpress; Grandview Landscaping; Rotolo Consultants; Sunrise Landscape; Down to Earth Landscape

From: Kwame Jackson, PFM Management Services

Cc: Vivian Carvalho, PFM Management Services
Ashley Quiros, PFM Management Services
Katie Buchanan, Kutak Rock LLP
Laquion Monroe, Kutak Rock LLP
Alisa Carlino-McGowan, Berman
Matthew Davenport, Berman

Date: August 28, 2026

ADDENDUM:

Firms desiring to provide services for this project must submit four (4) bound copies of the required proposal section(s) and one electronic copy of the required proposal section(s) no later than **Wednesday, September 9, 2026, at 12:00 PM (EST)** at the offices of PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, and Attention: Kwame Jackson, Associate District Manager.

Proposals will be opened during a Response Opening Meeting on **Wednesday, September 9, 2026, at 12:15 PM (EST)** at the offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. The meeting is open to the public and will have allowance for virtual attendance. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the RFP responses.

ITEMS ATTACHED TO THIS ADDENDUM:

- Parker Road CDD Landscape & Irrigation Maintenance Agreement with Lawn Enforcement Agency

Mike Troiano

CLARIFICATION:

- Correction to Page 7, Section 6 of the Project Manual: All questions about the meaning or intent of the documents included with the Request for Proposal "the Proposal Documents") are to be directed in writing to Kwame Jackson, Associate District Manager, at PFM Management Services LLC.

QUESTIONS:

1. Could you share the current status of the irrigation system, including the number of zones, clocks, service map, controllers, and the status (functioning/non-functioning) of all areas?

   A. There are 13 controllers and a total of 401 zones. Five (5) controllers are conventionally wired, 12V battery powered, and the other eight (8) are two-wire systems.
   The system is functional and utilizes reclaimed water.

2. Berman Corp. reference (Agreement 5.C.3): The template mentions "employee or employees of the Berman Corp." as a possible alternate District representative. This looks like a leftover from a different district's template? Or should they be included?

   A. Berman is the onsite team that coordinates field operations with the District's vendors and should be included.

3. "Future Phase - 6" appears on the map. Please confirm whether this phase is in scope now or reserved for later, as it is unclear if it is currently maintainable common area.

   A. Future Phase 6 is not included in the current scope of services and is not part of this RFP.

4. How many areas of community trails?

   A. The trails are indicated on the maps within the Project Manual.

5. Is the Tortoise Preserve Walking Trail included as a community trail?

   A. Yes. This trail is within the scope.

6. Section 3 – Item D: For the Bermuda turf, is mowing required to be performed with a reel mower, or is a rotary mower acceptable?

   A. Rotary mowers are acceptable.

Mike Troiano

7. Section 5 – Item C: If the intent is to eliminate the use of gas-powered blowers, will electric blowers be acceptable for cleanup and landscape maintenance?

   A. Yes, if the required appearance can be obtained using electric blowers.

8. Section 7 – Item D (ii): Are you requiring two palm prunings per year, or one pruning per year?

   A. Preference is once per year for Sable Palms and twice per year for specialty palms.

9. Should all palms be included in the base contract for scheduled pruning, or should palm pruning be priced separately and invoiced upon approval and completion?

   A. Palm pruning is included in the scope of services.

10. Section 7 – Item E (ii): Are you requiring two mulch applications per year, or one application per year?

    A. The wording provided in the Project Manual is detailed and includes the depth.

11. Should mulch be included in the base contract, or be priced separately and invoiced upon approval and completion?

    A. Mulch should be priced separately.

12. Section 8 – Fertilization: Alachua County regulations restrict the application of nitrogen fertilizer after June 30th.

    A. During blackout times, weed treatments and application of minor nutrients are required. Potash is acceptable for Zoysia/Bermuda turf during late Fall.

13. Section 13 – Mowing: Please confirm that the mowing scope includes only the walking trails and the turtle walking trail and does not include mowing the adjacent fields.

    A. Mowing is not expected in the Gopher Tortoise Preserve or wooded areas bordering the trails.

14. Appendix A, Item 2 – Shrub Fertilization: For the shrubs, trees, palms and grasses; 4 applications is not permitted in Alachua County. What do you propose for these applications?

    A. Abiding by state and county ordinance, two granular applications and two minor applications along with all insecticide and disease treatments included.

Mike Troiano

15. Appendix A, Item 2 – Turf Applications: The wording you have is not accurate as per the Alachua County requirements. The program will need to be adjusted to the code. Do you have a program that conforms and allows for professional service.

    A. Five total applications on St. Augustine turf with chinch bug control being one of them, and six applications on Zoysia turf with mole cricket control. An alternative is a top dressing of a live soil (Command) on Zoysia.

16. Will you please provide a current contract for contractors to reference?

    A. Agreement is attached to this addendum.

17. Will you please provide name of current contractor?

    A. Lawn Enforcement Agency

18. Will you please provide a budget number for contractors to reference?

    A. Section 1: $392,812.00 and Section 2: $206,124.00

19. Will you please provide a previous bid tabulation for contractors to reference?

    A. The requested document does not exist in the District's files.

20. How many total pet waste stations are there that will require maintenance under this contract?
    A. 13 stations.

21. What size liners/bags should be used for pet waste stations?

    A. The one-gallon bags are provided by Oakmont.

22. Will you please confirm that the Tortoise Preserve areas should not receive any landscape maintenance under this contract?

    A. Only the walking trail is within the scope.

23. The Section 2 map has a red "?" on an unlabeled wooded/turf area near SW 37th Pl — what is included there, and who maintains it?

    A. This is District property and is included in the scope.

24. Will pricing need to remain flat for all three years? Or will contractors have the option to negotiate price escalations for the renewal years?

    A. Pricing should be provided as the proposer sees best fit for the project.

25. Will pricing be read aloud during the public opening, or only names of the companies who submitted?

    A. Response pricing totals will be read on record during the Response Opening Meeting, but not the broken-out costs.

26. Is it the intention of the CDD to award this project as a whole, or to award each section independently?

    A. The awarding could be for both sections to one vendor, or for individual sections to different vendors.

27. Will any and all remedies identified in the Baseline Evaluation be proposed and paid for additionally?

    A. This is detailed in the section of the Project Manual.

28. Will Dry Retention Ponds be serviced at the standard mowing frequency? If not, how many times per year should these areas be mown?

    A. Frequency is not included in the scope. Proposers shall do their own due diligence in determining what is required.

29. Section 2 scope boundaries. On the Section 2 map, could you confirm whether "Future Phase 6," area "14," and the area marked "?" are within the current scope of maintenance or excluded?

    A. On the Section 2 map, Phase 6 is not included in the scope. "14" is a dry pond and included in the scope. "?" is included in the scope.

30. Proposal Summaries. Please confirm that all three summary forms are required — Section 1, Section 2, and the Combined (Sections 1 & 2) — as the advertisement references "two total" while Section 11 and the forms indicate all three.

    A. Proposers have the ability to submit responses for either Section 1 or 2, or both.

31. Point of contact. The advertisement designates you as the contact for questions, while Section 6 references Vivian Carvalho, District Manager. Could you confirm the correct recipient for questions and the designated public records custodian for this solicitation?

A. 1. Please refer to Clarification on page 2 of this document.
2. The District's Public Records Custodian is Vivian Carvalho.

Mike Troiano

Parker Road
Community Development District

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

Landscape & Irrigation Maintenance RFP

Addendum No. 3

To: United Land Services; Lawn Enforcement Agency; Skyfrog; Allegiance Landscaping; Masters Lawn Care; West Farms Landscaping; Yellowstone Landscaping; PWExpress; Grandview Landscaping; Rotolo Consultants; Sunrise Landscape; Down to Earth Landscape

From: Kwame Jackson, PFM Management Services

Cc: Vivian Carvalho, PFM Management Services
Ashley Quiros, PFM Management Services
Katie Buchanan, Kutak Rock LLP
Laquion Monroe, Kutak Rock LLP
Alisa Carlino-McGowan, Berman
Matthew Davenport, Berman

Date: September 1, 2026

QUESTIONS:

1. Can you provide a full palm count and type list?

   A. 134 Sabals and six (6) Specialty palms. All are over 12'.

2. How many palms are above 12' in height which will require twice yearly pruning at minimum?

   A. 128

3. How many areas of community trails?

   A. There are three (3) trails.

4. Number of Annuals currently installed by vendor?

   A. Seven (7) beds (Approximately 2,000 sq ft).

5. What is the annual count per rotation?

   A. 3,800

6. How many yards of mulch are used?

   A. 1,800 yards of shredded brown mulch and 6,450 bales of pine straw

7. Can you share approximate quantities of the three mulch types that exist on the properties?

   A. Two types of mulch are used, pine straw and brown shredded.

8. Will you please provide the total Crape Myrtle count be provided?

   A. This is not known.

9. Can a map be provided that identifies the locations where annuals/seasonal color is required?

   A. A map for this does not exist.

10. How many, if any, trees with stakes in place currently will require tree staking removal inside of the first year under this maintenance contract?

    A. None.

11. Square-footage measurements. The Proposal Summaries request pricing broken out by turf species (St. Augustine, Zoysia, Bermuda, Bahia), shrub beds, and annual rotations by square foot. The maps are noted as unwarranted and "to be validated," while the notice also states no changes to proposal area measurements will be made during the process. Will the District provide official square-footage figures that all proposers should price against, or is each proposer expected to price from its own site takeoffs?

    A. <u>Section 1</u>
    Zoysia / Bermuda - 1,000,000 sq ft
    Bahia – 1,700,000 sq ft

    <u>Section 2</u>
    Zoysia / Bermuda – 650,000 sq ft
    Bahia - 900,000 sq ft

12. Annual color. What is the total annual-bed square footage the District expects proposers to price for the seasonal change-outs (Annual Rotations line)?

    A. Approximately 2,000 sq ft.

13. Asset counts. To price accurately, could you provide the number of dry retention ponds (and any wet ponds), and the approximate linear footage or acreage of the community walking trails?

    A. (i) Ponds are specified on the maps within the Project Manual.
    (ii) The linear footage or acreage of the community walking trails is not known.

ACKNOWLEDGEMENT OF RECEIPT

Mike Troiano	9.1.2026
Signature	Date
Mike Troiano	HighGrove Partners DBA Lawn Enforcement
Name (Print)	Company (Print)

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY): 09/03/2026

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
Aon Risk Services Central, Inc.
Chicago IL Office
200 East Randolph
Chicago IL 60601 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122 **FAX (A/C. No.):** (800) 363-0105
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Zurich American Ins Co	16535
INSURER B:	Travelers Property Cas Co of America	25674
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
HighGrove Partners of Florida, LLC
DBA Lawn Enforcement Agency, Inc.
PO Box 141091
Gainesville FL 32614 USA

COVERAGES **CERTIFICATE NUMBER:** 570122720814 **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 REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT 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 SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [ ] OCCUR [X] GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [ ] PRO-JECT [X] LOC [ ] OTHER:			GL0647556001	04/01/2026	04/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$2,000,000 $1,000,000 $10,000 $2,000,000 $4,000,000 $4,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY [ ] HIRED AUTOS ONLY [X] SCHEDULED AUTOS [X] NON-OWNED AUTOS ONLY [X]			BAP 6475561 - 01	04/01/2026	04/01/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$2,000,000
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION			CUP2T26515226NF	04/01/2026	04/01/2027	EACH OCCURRENCE AGGREGATE	$5,000,000 $5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WC647555901	04/01/2026	04/01/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Parker Road Community
Development District
Including All Staff Employees, Officers
Agents and Supervisors
3501 Quadrangle Boulevard, Suite 270
Orlando FL 32817 USA

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

Aon Risk Services Central, Inc.

Holder Identifier :

Certificate No : 570122720814

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The ACORD name and logo are registered marks of ACORD

AGENCY CUSTOMER ID: 570000102691

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Aon Risk Services Central, Inc.	HighGrove Partners of Florida, LLC
POLICY NUMBER: See Certificate Number: 570122720814	
CARRIER: See Certificate Number: 570122720814 / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 **FORM TITLE:** Certificate of Liability Insurance

Additional Named Insureds

HighGrove Partners, LLC
HighGrove Holdings, LLC
HighGrove Intermediate, LLC
HighGrove Acquisition, LLC

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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

Mike Troiano

Lawn Enforcement Signature/Date

Client Signature/Date

Lawn Enforcement Agency

A HighGrove Company

Thank you for the opportunity to propose our services!

Submitted by:
Mike Troiano

UNITED
Land Services

Uniting partners through exceptional landscape services

Parker Road CDD

2026 Landscape Maintenance Proposal

RE: Landscape Maintenance & Irrigation Proposal

Thank you for considering United Land Services as your trusted landscape maintenance partner.

At United Land Services, our goal is to deliver reliable service, take ownership of your property, and assist the community in reaching its full potential. We value the opportunity to build a long-lasting relationship with your team. Our commitment is to provide exceptional, proactive service while caring for the property as if it were our own. Through consistent communication, we will work together to address expectations, identify priorities, and ensure the landscape consistently reflects the community's standards.

This proposal, which we call your **Community Road Map**, has been thoughtfully customized to meet your unique needs. It outlines a strategic approach to property improvements, ongoing landscape maintenance, and long-term property value.

Your **Community Road Map** includes:

Our Experience & Expertise – Our experience, capabilities, and core values.

Development Strategy – A detailed 30, 60, and 90-day transition and improvement plan.

Scope of Services – An overview of the services we will provide using industry best management practices.

Agreement & Investment – Details of the proposed services and investment.

Thank you again for the opportunity to serve your community. We look forward to building a strong partnership and creating a landscape that reflects **quality, care, and lasting value**.

United We Grow,

Luke Blackson

Senior Business Development Manager

lblackson@unitedlandservices.com

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Many capabilities, One Focus

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Company History

Servicing the Southeast with Expert Landscaping

Our Story

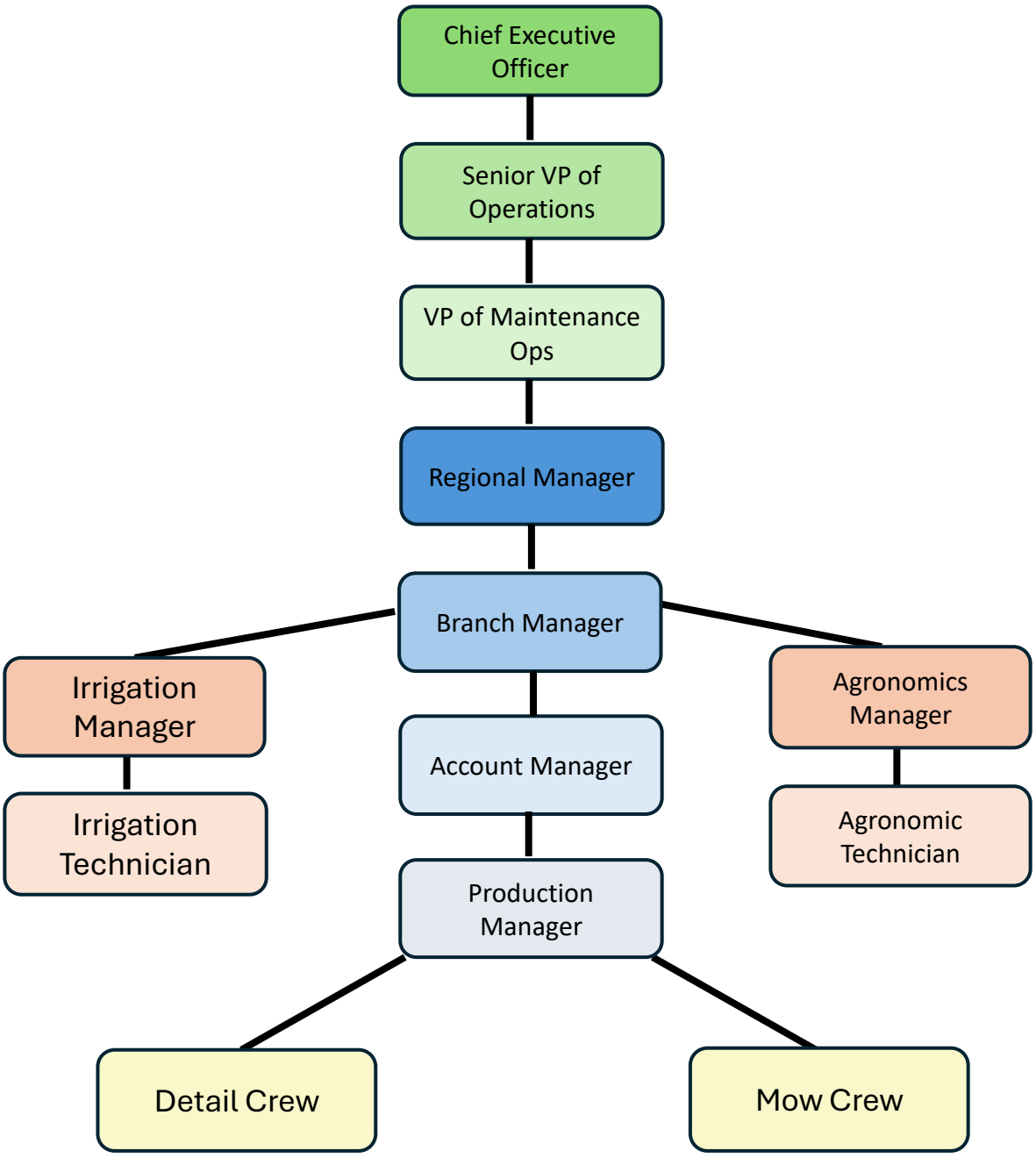
Founded in 2001 as United Landscapes, United Land Services has grown from a local provider into a leading name in commercial landscape design, installation, and maintenance across the Southeast. Through strategic growth and a commitment to quality, we now serve hundreds of commercial clients from more than 30 locations throughout Florida, Georgia, Alabama, North Carolina, and now South Carolina. Our dedicated team has grown to over 1,600 employees, all working to deliver best-in-class landscape solutions and exceptional customer service every day.



Our Dedicated Team

Hierarchy and Operational Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crewmembers. 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.



Your Dedicated Team

Operational Personnel

Senior Vice President of Operations

Donnie Cope
Oversee all operations for maintenance and commercial install company wide

Vice President Maintenance Operations

Jason Ackman
Oversee all landscape maintenance and enhancement operations

Regional Operations Manager

Jacob Mootz
Oversee all landscape maintenance for your region

Branch Manager

Kevin Englert
Oversees operations for the local branch. Responsible for creating culture, ensuring safety and client satisfaction

Account Manager

Ryan Gouthier
Onsite Management for all crews , ensures quality of work and is your primary point of contact for the community.

Business Developer

Luke Blackson
Establishes trust with our clients and operations team to ensure a smooth on-boarding process and secured partnerships.

Ray Leach

Chief Executive 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

2019- Present

United Land Services – *Chief Executive 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

1994-2019

Southern Scapes – *President*

- Directing and overseeing an organization's budgetary and financial
- Analyzing performance indicators, financial statements, and sales reporting
- Implement efficient processes and standards.
- Coordinate labor operations and find ways to ensure customer satifaction and 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

UNITED Land Services

Donnie Cope

Senior Vice President

Donnie Cope is a tremendous asset to the team with over 15 years in the green industry. He is an accomplished and goal-driven individual with experience in strategic and tactical business leadership. His expertise includes managing business process change to achieve maximum results with effective planning, organization and communication skills as well as a solutions-oriented approach to problem-solving.

Experience

2015- Present

United Land Services – *VP of Operations*

- Establishes, implements, and communicates the strategic direction of the organizations operations division.
- Collaborates with executive leadership to develop and meet company goals while supplying expertise and guidance on operations projects and systems.
- Collaborates with other divisions and departments to carry out the
- organization's goals and objectives.
- • Identifies, recommends, and implements new processes, technologies, and systems to improve and streamline organizational processes and use of resources and materials.
- Designed and manages Northeast Florida operations with a diverse staff of qualified project managers

2016- 2020

Florida Turf Grass – *Proprietor*

- Directing and overseeing an organization's budgetary and financials
- Implement efficient processes and standards.
- Coordinate labor operations
- Identifying areas to cut costs while improving programs, performance, and policies.
- Sod sales, installation and grading services

2014- 2016

Outdoor Concepts– *Proprietor*

- Landscape Design
- Landscape Installation Services
- Coordinate labor and oversight of crews
- Ensure grow and profitability

Education

- 2001 - 2003
- A.A. Business Administration and
- Management St. John's Community College

Licenses & Skills

- Creativity
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

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

UNITED Land Services

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 company's 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

UNITED Land Services

Jacob Mootz

Regional Manager

Jacob serves as our Central Florida Regional Operations Manager. He has an extensive amount of knowledge in the green industry bringing over 16 years of experience to the team. His primary focus is overseeing the branches safety, retention and accountability to the operations team to ensure success in his region.

Experience

2023- Present
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 – *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
jmootz@unitedlandservices.com

UNITED Land Services

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/ Maintennace Estimator -*Project Manager*

- Measuring and estimating property landscape
- Leading, facilitating or assisting in the resolution of customer problems or concerns

2009-2014
All Phase Landscape-*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

Education & Certification

B.S. of Business Management
University of Phoenix
Certified Sustainable Landscape Management
Certified Landscape Technician

Licenses & Skills

Irrigation Install and Maintain
Creativity
Leadership
Organization
Teamwork
Client Resolution
Strategic Planning

Contact

904-676-0477
kenglert@unitedlandservices.com

UNITED Land Services

Ryan Gouthier

Senior Account Manager

Ryan has more than 16 years of landscape, horticulture, sales, and account-management experience. He combines extensive plant knowledge with strong vendor and client relationships, and has led sales, design, procurement, installation coordination, and service operations across commercial properties and communities.

Experience

2024- 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

2022- 2024
Baldwin Accounting C.P.A. – Facilities Manager

- Building, equipment, grounds, repairs, and vendor oversight.
- Purchasing, safety, and facility improvement planning.
- Contractor and service-provider coordination.
- Troubleshooting of equipment, utilities, and building systems.

2019-2022
Knox Horticulture – Sales Manager

- Guided customers on seasonal plant selections and crop timing.
- Managed inventory, orders, fulfillment, billing, and client relationships.

2017-2019
Ackman Brothers / Yellowstone – Account Manager / Sales

- Managed three enhancement and three maintenance crews.
- Prepared proposals, sourced materials, and scheduled services.
- Directed quality and client relationships

Education & Certification

Green Industries Best Management Practices
University of Florida IFAS
Florida FDACS Chemical Spray Application Certification

Skills

Communication
Leadership
Organization
Problem solving
Teamwork

Contact

352-566-3666
rgouthier@unitedlandservices.com

UNITED Land Services

Dillon Bauernfeind *Senior Project Manager*

Dillon 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. Dillon 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

2025- Present
United Land Services – *Senior Project Manager*

- Director of all enhancement teams and projects throughout the branch.
- Director of all installation for production homes for the Belleview Brach
- Quality control, safety, and routine training.

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 – *Branch/Account 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 Specialist – Lead Operator

2015-2017
Greater Gallatin Contractors-Irrigation Foreman

Education & Certification

B.S. of Bioenergy Systems
Montana State University
Landscape Management BMP
Certified Landscape Technician
Certified Backflow Technician.

Licenses & Skills

Communication
Leadership
Organization
Problem solving
Teamwork

Contact

904-574-3810
dbauernfeind@unitedlandservices.com

UNITED Land Services

Ryan Mobley

Agronomics Manager

Ryan Mobley is an experienced agronomics professional with a strong background in landscape management, chemical applications, and compliance. Over 7 years of experience managing residential, commercial, and HOA accounts, creating agronomic plans, and ensuring regulatory compliance. Skilled in team training, inventory control, and customer service with multiple certifications in pest management and pesticide application.

Experience

2025- Present
United Land Services – *Agronomics Manager*

- Develop agronomic plans for grass and plant health; manage chemical purchasing and inventory
- Ensure compliance with local and federal regulations; train and supervise
- Oversee service schedules and maintain quality control for residential, commercial, and HOA accounts

2021- Present
United Land Services – *Spray Technician*

- Managed chemical applications for 80+ commercial properties and coordinated product acquisition.
- Integrated PestPac system for scheduling and data entry; represented department in corporate meetings.
- Communicated irrigation and maintenance issues to account managers for resolution.

2020-2021
Bio Tech Consulting– *Spray Technician*

- Applied chemicals for aquatics, natural areas, rights-of-way, and mitigation banks.
- Ensured compliance with environmental regulations and maintained detailed application logs.
- Operated specialized equipment for large-scale chemical treatments

2017-2020
Perchel and Meyer Pest Management– *Spray Technician*

- Performed residential and commercial L&O/GHP applications.
- Maintained accurate records of treatments and compliance documentation.
- Assisted in diagnosing pest issues and implementing effective solutions.

Education & Certification

PMU Master L&O
PMU Master GHP
PMU Foundations Termite
Certified Operator L&O
Aquatics License
BMP Certified
Pesticide Applicator's License
Chemical Application & Inventory Control
Leadership & Team Management
Budgeting & Scheduling

Skills

Communication
Leadership
Organization
Problem solving
Teamwork

Contact

904-626-5926
rmobley@unitedlandservices.com

UNITED Land Services

Zachary Kendall

Irrigation Manager

Zachary Kendall is an Experienced landscape professional with 15 years in the industry and 11 years specializing in irrigation systems. Skilled in troubleshooting, diagnostics, and problem-solving with strong leadership and organizational abilities. Committed to continuous learning through seminars and specialized irrigation training

Experience

2025- Present
United Land Services – *Irrigation Manager*
- Oversee irrigation operations, scheduling, and maintenance.
- Manage team performance and ensure quality standards.
- Implement water management strategies for efficiency.

2023- 2025
United Land Services – *Irrigation Maintenance Technician*
- Performed inspections, troubleshooting, and repairs. Quality control, safety, and routine training.
- Assisted in system upgrades and ensured optimal functionality.

2020-2023
Lawn Enforcement – *Irrigation Maintenance Technician*
- Maintained and repaired irrigation systems for residential and commercial properties.
- Diagnosed issues and implemented effective solutions.

2014-2020
Paramount Landscape– *Irrigation Installer*
- Installed irrigation systems for new landscape projects.

Education & Certification

Landscape Management BMP
Certified Landscape Technician
Certified Backflow Technician.
Rainbird Certified Technician

Skills

Communication
Leadership
Organization
Problem solving
Teamwork

Contact

904-465-1553
zkendall@unitedlandservices.com

UNITED Land Services

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– ***S****tudent Services Manager/ Social Studies Teach*

- 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.

Education & Certification

Master Education Leadership
Florida Southern College

Bachelor's Degree- History
Florida State University

Skills

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

Contact

904-544-0648
lblackson@unitedlandservices.com

UNITED Land Services

Certifications

Your Landscape Experts

- Certified Pest Control Operator (CPCO)
- ISA Certified Arborist
- Florida Chapter 482 Commercial Applicator
- Limited Urban Commercial Fertilizer Applicator
- GI-BMP Certified Personnel
- FNGLA Certified Horticulture Professional (FCHP)
- FNGLA Certified Landscape Designer (FCLD)
- Florida Licensed Irrigation Specialty Contractor
- Irrigation System Management Expertise
- FDOT Maintenance of Traffic (MOT) Certification
- Certified Landscape Inspector

FDOT

ISA QUALIFICATIONS TREE RISK ASSESSMENT

CERTIFIED ARBORIST ISA™

Florida-Friendly Landscaping™ GI-BMP PROGRAM

FNGLA® CERTIFIED PROFESSIONAL

All licenses available upon request

Capacities

Services & Capabilities

All-Inclusive Suite of Landscape Services



Landscape Maintenance



Landscape Design



Commercial Installation



Irrigation Systems



Hardscapes



Outdoor Lighting



Arbor & Tree Care



Snow & Ice Management



Rust Protection



Sod Installation



Sports Field Maintenance



Rust Removal

Agronomic Experts







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 our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Irrigation Professionals

Irrigation Installation, Maintenance & Repairs







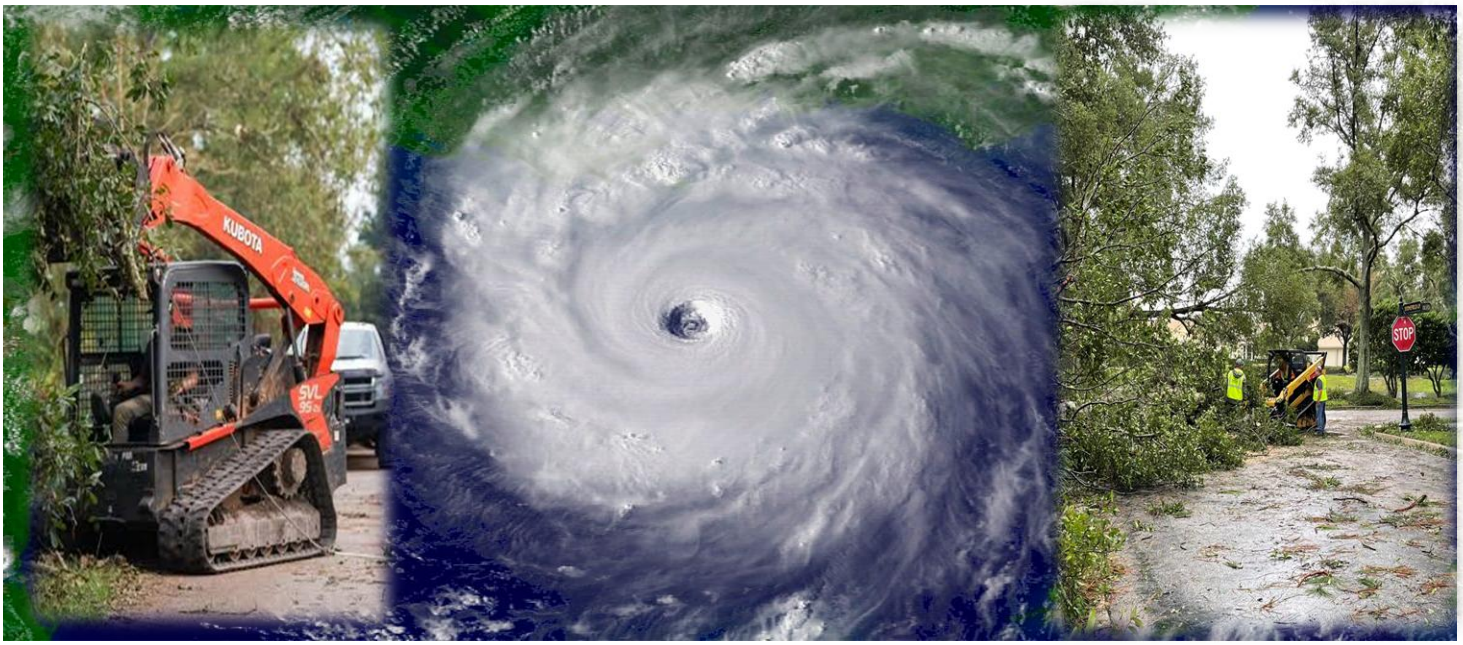
- **Installation -** At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.

- **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.

Hurricane Preparedness

Plan of Action



United Land Services is able and ready to handle any and all necessary storm cleanup related work. We address the cleanup & remediation process in a three-phase approach:

Phase 1

- Immediately following the storm, once safe and legal for our team to do so, branches will be deployed to properties .Our main goal is to analyze the community and address safety hazards on the community.
    - 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

- The next step is to assess the damages to prepare a plan of action for the community.
    - 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 hanging limbs and hazardous trees.

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 officer's conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.



- ✓ Strict Compliance to OSHA Regulations
- ✓ AI Internal / External Dashcam Monitoring
- ✓ Software Monitoring Systems
- ✓ Personal Protection Equipment Requirements
- ✓ Dedicated Safety Officers
- ✓ Daily Vehicle Inspections
- ✓ Weekly Safety Meetings
- ✓ Post Accident Drug Testing



Landscape Design

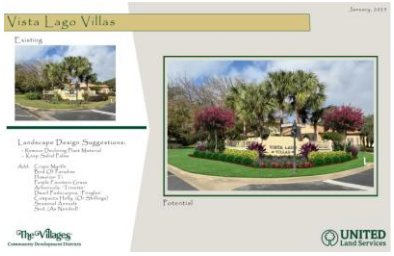
Unlocking Your Property's Full Potential











You want your landscape to look its best—but you may not know where to begin.

Whether you need a full design plan for a new development or simply want to refresh a few key areas in your existing landscape, our Landscape Designers are here to help you unlock your property's full potential.

Our team consists of specially trained, highly creative professionals. They stay current with the latest trends in landscape design and understand the plant materials best suited for your local environment. That means the plants we recommend will not only look great but will thrive long after installation. After all, the last thing you want is to invest in new landscaping only to watch it struggle or fail within the first year.

Your design process begins with a collaborative meeting to discuss your goals and vision. From there, your designer will create detailed photo renderings, giving you a realistic preview of your new landscape before any planting begins. You'll be involved at every step, ensuring the result reflects your expectations.

Best of all, we provide landscape design as a complimentary service for our current landscape maintenance clients when we complete their landscape maintenance.

Agronomics Testing

Our Testing Grounds for Healthier Landscaping

At United Land Services, we don't just guess what works—we test it first. At our Belleview branch, we maintain nearly two acres of test plots where we trial fertilizers and treatments under real-world conditions. This hands-on testing lets us fine-tune products, application rates, and timing so we know what truly works before it ever reaches your property. All of this is overseen by FDACS-certified technicians in Ornamental & Turfgrass care, ensuring safe and effective applications.

What does that mean for you? Healthier turf, stronger plants, and fewer problems because every solution is proven before it's applied. Certified experts use only what's needed, in the right place, at the right time— reducing waste, staying on budget, and minimizing environmental impact. Our testing grounds and credentialed team translate into treatments you can trust and landscapes that look great season after season.



Accountability

Closing the Communication Gap

Through Extensive Reporting



Agronomics and Irrigation Inspection Reports



Yearly Service Calendar Guideline

UNITED Land Services

Sample Property

SCOPE OF WORK	JANUARY					FEBRUARY				MARCH				APRIL				MAY					JUNE				JULY					AUGUST				SEPTEMBE					OCTOBER				NOVEMBER				DECEMBE			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52
CORE MAINTENANCE SERVICES																																																			
Mowing - St. Augustine																																																			
Mowing - Bahia																																																			
Edging																																																			
String Trimming																																																			
Debris Blowing																																																			
DETAIL SERVICES																																																		
Ornamental Shrub Pruning																																																		
Weeding - Manual & Chemical Applications																																																		
IRRIGATION INSPECTIONS																																																		
Monthly Inspections with Reports																																																		
FERTILIZATION & PEST CONTROL SERVICES																																																	
Granular Turf Applications																																																		
Turf Weeds & Insect Control																																																		
Shrub Fertilizations																																																		
Shrub Insecticide & Fungicide Inspections																																																		
Intergrated Pest Management																																																		
ANCILLARY SERVICES																																																		
Annual Flower Rotations																																																		
Palm Pruning																																																		
Rejuvenation Pruning (Ornamental Grasses)																																																	
Small Tree Pruning																																																		
Prune Crape Myrtles																																																		
Mulch																																																		

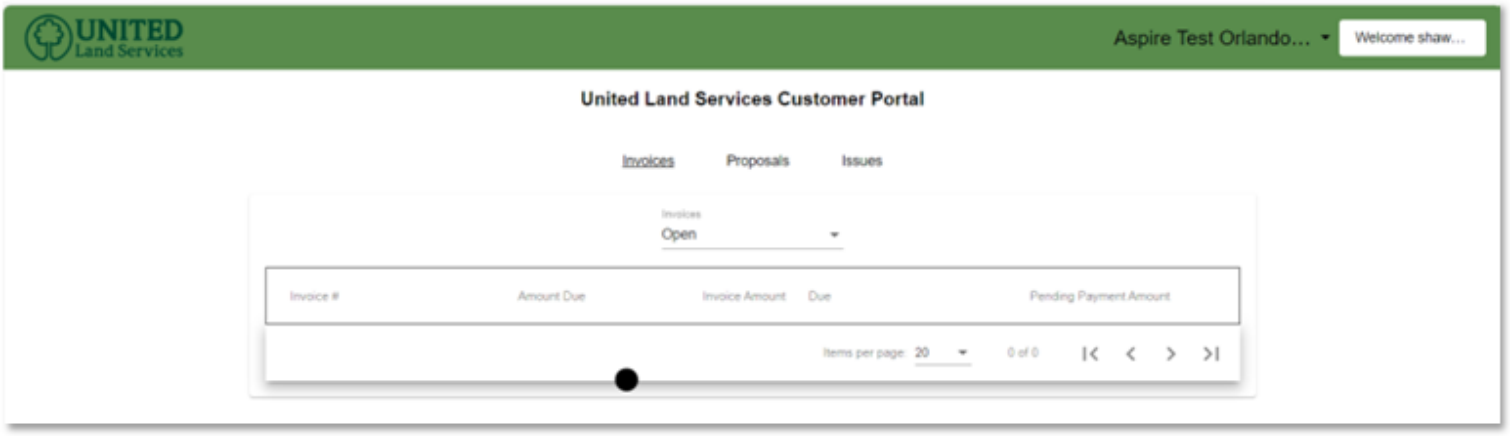
Closing the Communication Gap

Through Extensive Reporting

United Land Services Work Order System Powered by:

aspire SOFTWARE

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

Closing the Communication Gap

Through Extensive Reporting

Communication is key to any strong partnership. 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 though 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.

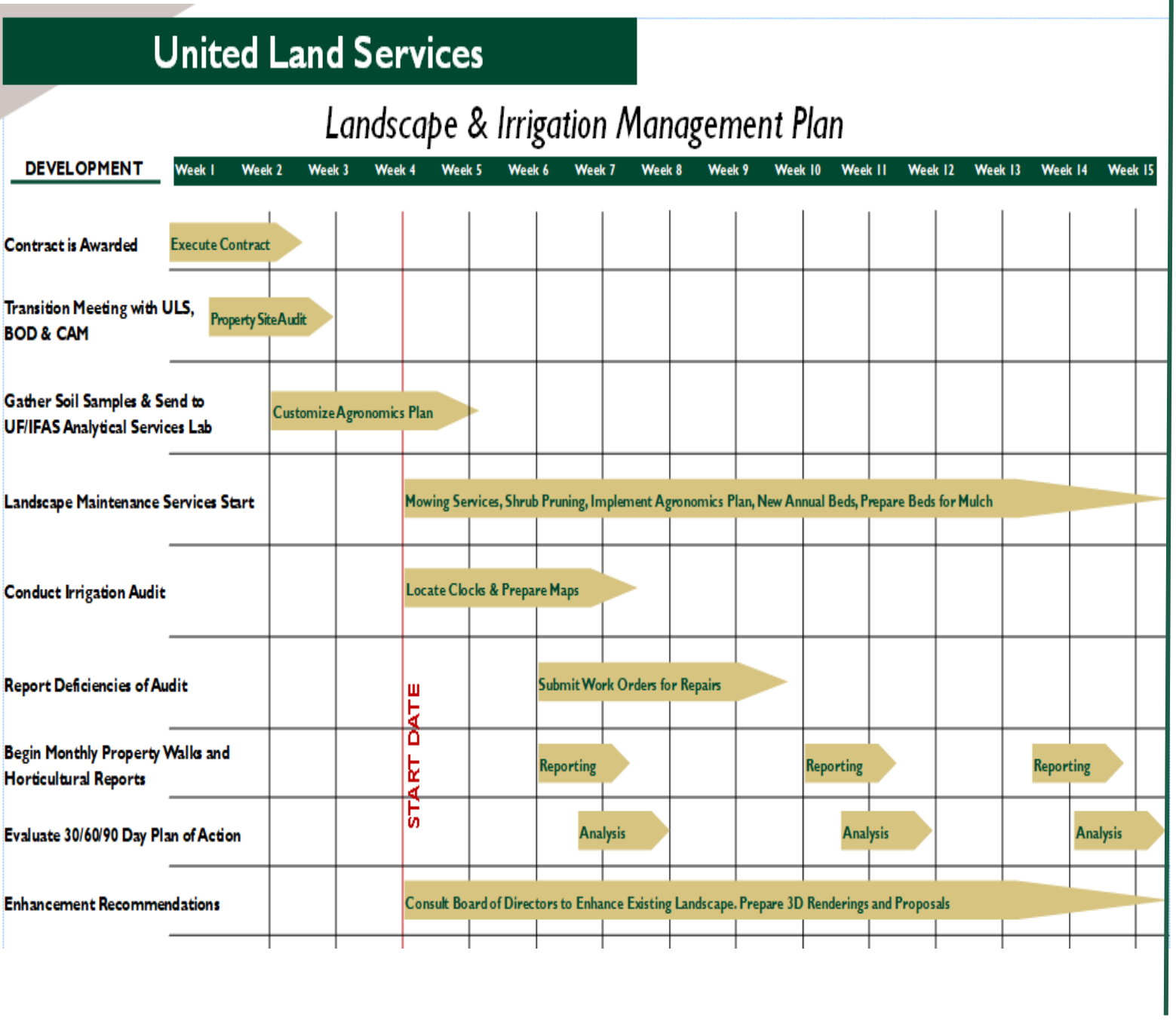


Phased Development Strategy

Our Operational Approach

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. 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. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Partnerships

Exclusive Partnerships

Providing Excellent Service to Our Valued Clients















United Land Services References

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, agronomics for roadways, basins, gates, and parks across District 14.

Property: Longleaf Village of Gainesville



Name: Amber Alexander

Contact : amber@bosshardtcam.com

Address: Gainesville, Fl

Service: Maintenance free community consisting of 415 homes services the landscape maintenance irrigation and agronomics.

Property: Ridge at Heathbrook



Name: Bethany Thomas

Email: bethomas@accessdifference.com

Address: Ocala, Florida

Service: Landscape maintenance, irrigation, and agronomics for all common areas within the community.

Name: Hammock Oaks CDD/ HOA



Name: William Fife

Email: wfife@brookfieldkolter.com

Address: Lady Lake, Florida

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

United Land Services References

Property: Heathrow Master

Name: Deanna Simms—Asst. Division Manager

Email: dsimms@sentrymgt.com

Address: 995 Heathrow Blvd Heathrow, Florida 32746

Service: Landscape maintenance and irrigation for all common areas and roadways.



Property: Bridgewater at Viera HOA

Name: Dana Shaw

Email: dshaw@lelandmanagement.com

Address: Great Belt Circle Melbourne, Fl 32940

Service: Landscape maintenance and irrigation for all common areas



Property: Harmony West CDD and HOA

Name: Shelley Kaercher

Email: shelleykaercher@forestar.com

Address: 6756 Alder Rd, St Cloud, FL 34773

Service: Landscape maintenance, irrigation and agronomics and irrigation for the CDD and HOA Clubhouse.



Property: Heathrow Master

Name: Deanna Simms—Asst. Division Manager

Email: dsimms@sentrymgt.com

Value: 550,000

Address: 995 Heathrow Blvd Heathrow, Florida 32746

Service: Landscape maintenance and irrigation for all common areas and roadways.



Scope of Work

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.

1. 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 three (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.

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.

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 on to 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, pinecones, 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.

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 four (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.
(Note: Command live soils are recommended.)

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 five (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 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.

E. 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".

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.

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 that 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.

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

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

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 Molybate and Zinc Sulfate

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

Method and Approach

Method and Approach

Maintenance Take-off



United Land Services is pleased to provide our take-off, generated by our estimating team. The take-off Illustrates the following areas we have included in the price of your proposal.

Method and Approach

Narrative Approach to Scope of Services

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.

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.

Mowing

United Land Services 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.

Edging & Trimming

United Land Services 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.

Irrigation

United Land Services 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.

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.

Method and Approach

Narrative Approach to Scope of Services

Shrubs, Perennials, Trees & Palms
United Land Services will ensure 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.

Mulching
United Land Services will apply Mulch twice per year (Quoted separately from maintenance contract) at 1.5" depth, maintaining a total depth of 3". Natural shredded hard wood 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.

Fertilization, Pest & Weed Control
Please see customized agronomics plan for more details..

Lighting
United Land Services 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.

Pet Waste Stations
United Land Services 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.

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.

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.

United Land Services Commitment to Quality
United Land Services is committed to delivering reliable, high-quality landscape maintenance services through disciplined management, skilled personnel, and proactive communication. ULS's structured approach ensures Connerton West remains a safe, attractive, and well-maintained community while protecting the District's long-term landscape assets and budget.

Method and Approach

Customized Agronomics Plan

Customized Agronomics Approach for Parker Road CDD

United Land Services will deliver a site-specific agronomics program designed around Parker Road CDD's turf varieties, shrubbery, canopy trees, palms, ornamental grasses, perennial beds, and seasonal color. The program is built directly from the District's Landscape Maintenance Standards and Fertilization Matrix, with timing and field decisions guided by UF/IFAS recommendations, label requirements, weather, plant response, and active pest pressure.

- Clean, Green, and Well Defined: Agronomic services support healthy, fertilized, pest-free turf and plant material while maintaining weed-free beds, turf, and hardscapes.
- Quarterly nutrition: All plants receive fertilization at least quarterly, using the formulations, rates, and cycles prescribed in Appendix A.
- Active monitoring: Turf is inspected during each mowing service for early signs of insect, disease, weed, drought, and irrigation stress; corrective treatment begins promptly.
- District coordination: Monthly application plans identify schedules and products and completed fertilizer and pest-control applications are recorded in the Landscape Log and submitted electronically.

Product Validation & Test Plot

Research United Land Services enhances Parker Road CDD agronomics program through proprietary research and product validation.

- ULS maintains two acres of dedicated test plots at our Belleview facility where fertilizers, herbicides, insecticides, micronutrients, soil amendments, and new technologies are evaluated under real Florida conditions
- All test plot work is overseen by FDACS-certified Ornamental & Turfgrass technicians, ensuring accu rate, performance-driven recommendations.
- Only products proven effective, safe, and beneficial through our internal testing are introduced into the community's landscape.
- This research-backed approach reduces chemical waste, increases plant resilience, and ensures Parker Road CDD benefits from the most reliable and environmentally sound products available.

Agronomic Oversight & Program Adjustments

- The Account Manager and licensed agronomics team coordinate with District representatives during the initial weekly property walks and address identified deficiencies before the next scheduled walk.
- A Baseline Landscape Evaluation documents existing plant health, declining material, irrigation conditions, and recommended corrective actions so pre-existing issues are clearly separated from ongoing performance.
- Annual soil testing is incorporated as a planning tool to evaluate pH and nutrient availability; soil amendments are adjusted as needed to sustain healthy plant material.
- Fertilizer is applied only while plants are actively growing. Rates and supplemental inputs are adjusted to produce healthy, mature growth without excessive flush growth or nutrient loss.

Method and Approach

Customized Agronomics Plan

Integrated Pest, Disease & Weed Management

- IPM methods prioritize accurate identification, threshold-based treatment, targeted applications, and the safest effective control method, with added care in areas frequented by children.
- Pre-emergent and post-emergent herbicides are used as appropriate, supported by hand or mechanical removal. Applications are suspended when wind creates a risk of drift or plant injury.
- Pruning tools are sterilized when working with diseased material to limit transmission. Infected plants are isolated or removed, when necessary, with replacement recommendations submitted to the District.
- All commercial pesticide applications are performed by properly trained personnel under valid Florida Department of Agriculture licensing requirements.

2026 AGRONOMICS PROGRAM OVERVIEW

The following annual structure translates Parker Road CDD's Fertilization Matrix and operating standards into an actionable program. Monitoring, weed control, and issue-specific pest or disease treatment continue throughout the yea

Plant category	Application months	Material & rate
Shrubs, canopy trees, palms & ornamental grasses	February, May, August, November	8-2-12 15 lb per 1,000 sq. ft.
Bahia, zoysia, Bermuda & St. Augustine turf	February, May, August, November	8-0-12 15 lb per 1,000 sq. ft.
Perennial bedding plants	March, June, September, December	10-10-17 controlled release 1.5 lb per 100 sq. ft.
Flowering shrubs while in bloom	Monthly, during bloom cycle	Targeted supplemental fertilization based on plant needs and UF/IFAS guidance.

JANUARY - Planning, Color & Winter IPM

- Submit the monthly application plan and continue winter IPM, weed surveillance, and turf/plant health inspections.
- Install the approved January seasonal-color selection and maintain annual beds weed free; preserve freeze-protection readiness.
- Review irrigation schedules and coverage so upcoming fertilizer applications can be watered in correctly.

FEBRUARY - Quarterly Turf & Landscape Nutrition

- Apply 8-0-12 to Bahia, zoysia, Bermuda, and St. Augustine turf at 15 lb per 1,000 sq. ft.
- Apply 8-2-12 to shrubs, canopy trees, palms, and ornamental grasses at 15 lb per 1,000 sq. ft. Remove all fertilizer granules from hardscapes before irrigation or rainfall and record the completed application.

Method and Approach

Customized Agronomics Plan

MARCH - Perennials & Spring Color

- Apply 10-10-17 controlled-release fertilizer to perennial bedding plants at 1.5 lb per 100 sq. ft.
- Complete the approved spring seasonal-color change-out and renew annual-bed soil before the spring installation as specified.
- Increase scouting for spring weed germination, turf disease, insects, and nutrient response.

APRIL - Growing-Season IPM

- Inspect turf during every weekly mowing cycle and treat confirmed pest, disease, and weed issues promptly.
- Fertilize flowering shrubs monthly when in bloom; coordinate irrigation and monitor for nutrient stress.

MAY - Quarterly Turf & Landscape Nutrition

- Repeat 8-0-12 turf and 8-2-12 landscape applications at the specified 15 lb per 1,000 sq. ft. rate.
- Evaluate palms closely for magnesium, manganese, and potassium deficiency and activate the supplemental recovery protocol where warranted.

JUNE - Perennials & Summer Readiness

- Apply 10-10-17 controlled-release fertilizer to perennial bedding plants at 1.5 lb per 100 sq. ft.
- Continue flowering-shrub nutrition during bloom and adjust irrigation for summer rainfall, heat, and pressure changes.

JULY - Seasonal Color & Summer IPM

- Complete the approved July seasonal-color change-out and maintain annuals for performance, weeds, deadheading, irrigation, and pest pressure.
- Continue weekly turf inspections and targeted IPM during peak insect, disease, heat, and rainfall pressure.

AUGUST - Quarterly Turf & Landscape Nutrition

- Apply 8-0-12 to turf and 8-2-12 to shrubs, canopy trees, palms, and ornamental grasses at 15 lb per 1,000 sq. ft.
- Verify nutrient response and irrigation distribution; address weak palms through the supplemental recovery protocol.

Method and Approach

Customized Agronomics Plan

SEPTEMBER - Perennial Nutrition

- Apply 10-10-17 controlled-release fertilizer to perennial bedding plants at 1.5 lb per 100 sq. ft.
- Maintain flowering-shrub nutrition during bloom and continue pre-/post-emergent weed control as conditions and labels permit.

OCTOBER - Fall Transition

- Assess soil moisture, turf density, weeds, disease, and nutrient status before the final quarterly fertilizer cycle.
- Continue weekly monitoring during the growing season and prepare seasonal-color and freeze-response plans.

NOVEMBER - Quarterly Nutrition & Seasonal Color

- Apply the fourth 8-0-12 turf and 8-2-12 landscape applications at 15 lb per 1,000 sq. ft.
- Complete the approved November seasonal-color installation, including poinsettias were selected by the District.
- Confirm cool-season irrigation schedules and document the final quarterly applications in the Landscape Log.

DECEMBER - Perennials & Winter IPM

- Apply 10-10-17 controlled-release fertilizer to perennial bedding plants at 1.5 lb per 100 sq. ft.
- Continue IPM, weed control, freeze protection, irrigation monitoring, and monthly reporting.

Supplemental Palm Recovery Program

For nutritionally weak palms, treatment continues until recovery using one of the two Appendix A options selected for the observed deficiency and site conditions:

- Monthly drench: 5 lb 20-20-20 + 25 lb Tech-Mangam + 1 gal Roots 1-2-3 + 25 lb magnesium sulfate per 100 gal water; apply 5 gal to single palms or 10 gal to cluster palms.
- Quarterly granular: 0-0-10 at 15 lb per 1,000 sq. ft. every three months until recovery.

Method and Approach

Customized Agronomics Plan

Quality Control, Documentation & Safety

- Submit each month's application schedule and product details to the District before service; record each completed fertilizer and pest-control application electronically in the Landscape Log.
- Keep products off hardscapes, prevent drift, follow all labels, and coordinate irrigation so materials are activated without runoff or overwatering.
- Replace plant material damaged by improper application or inadequate agronomic care in accordance with the contract; promptly report conditions outside the contractor's control.

Program basis: This preliminary plan is aligned with Parker Road CDD's Landscape Maintenance Standards and Appendix A Fertilization Matrix. Exact application dates, approved products within the required analyses, and issue-specific controls may be refined based on weather, irrigation, plant response, soil information, UF/IFAS guidance, pesticide labels, and coordination with the District.

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.

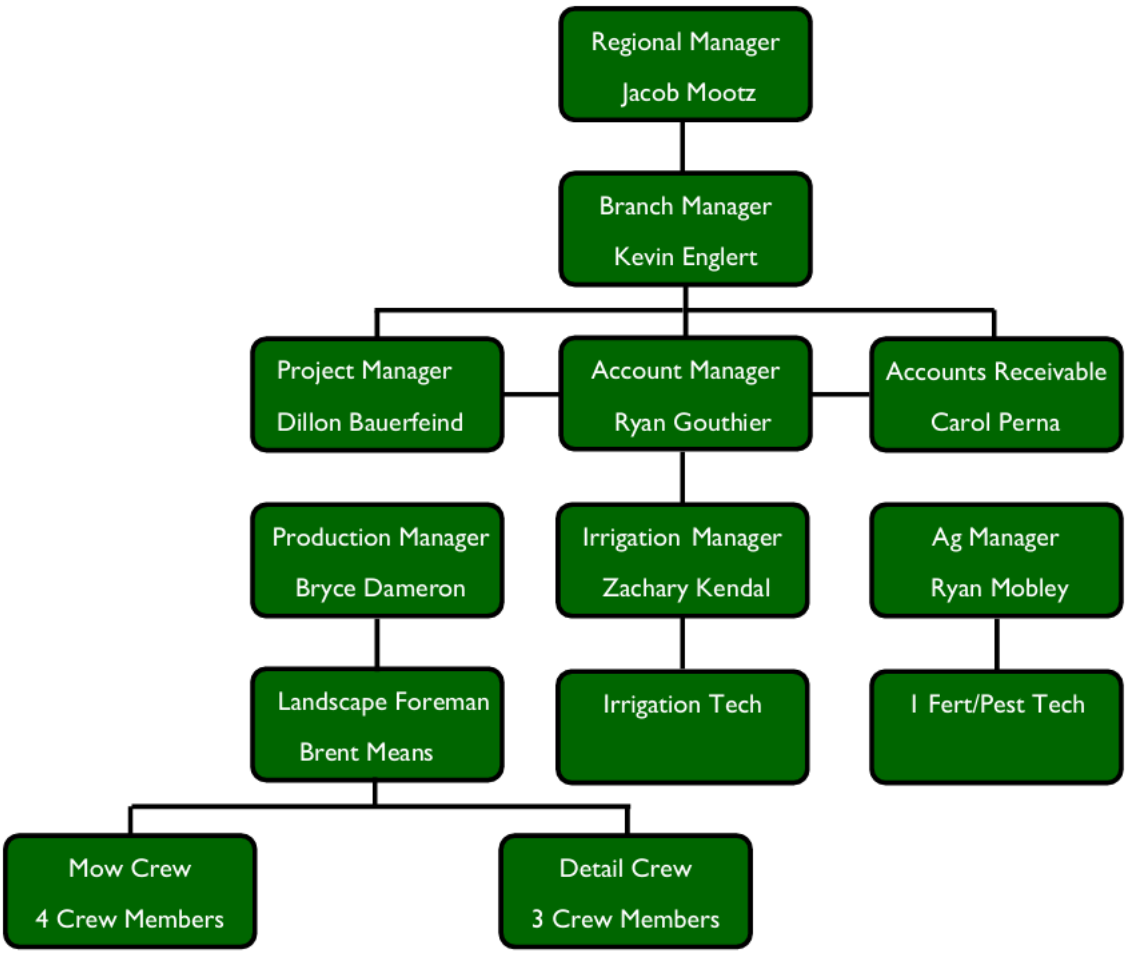
This section will include the following documents and information:

- The organizational chart includes personnel and the number of staff members assigned to the project, ensuring clarity in roles and responsibilities.
- Primary Services schedule for Parker Road CDD The yearly overview summarizes all project services, aiding in efficient planning and execution.
- Year at a Glance of Services Provided for Parker Road CDD
- The list details equipment assigned to the project, ensuring efficient resource management.



Method and Approach

Staffing Chart- Section 1 & 2



Parker Road CDD, (Oakmont)

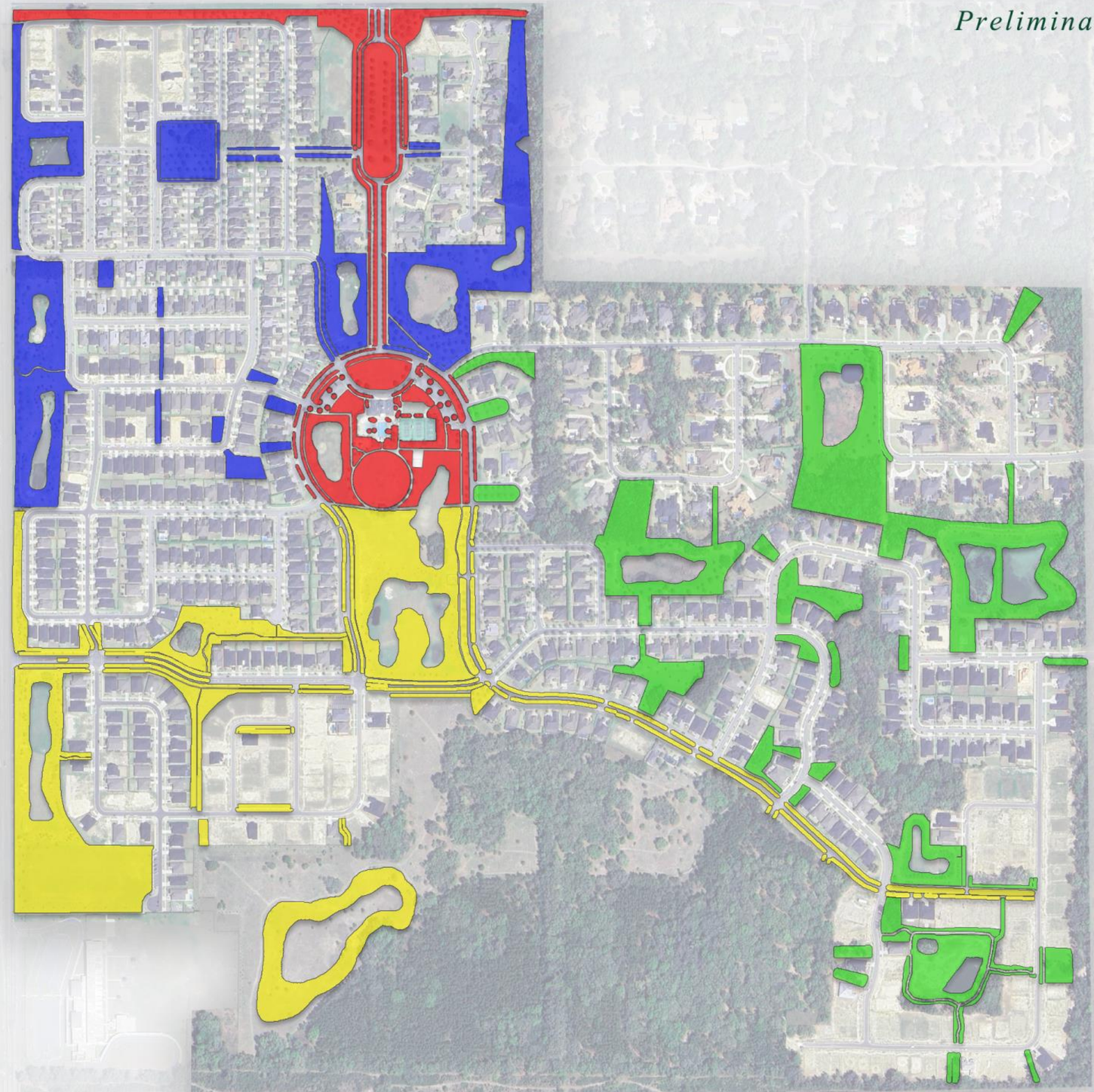
Preliminary Mow Schedule

Day 1

Day 2

Day 3

Day 4



OAKMONT
LUXURY WITHOUT LIMIT

UNITED
Land Services

Parker Road CDD, (Oakmont)

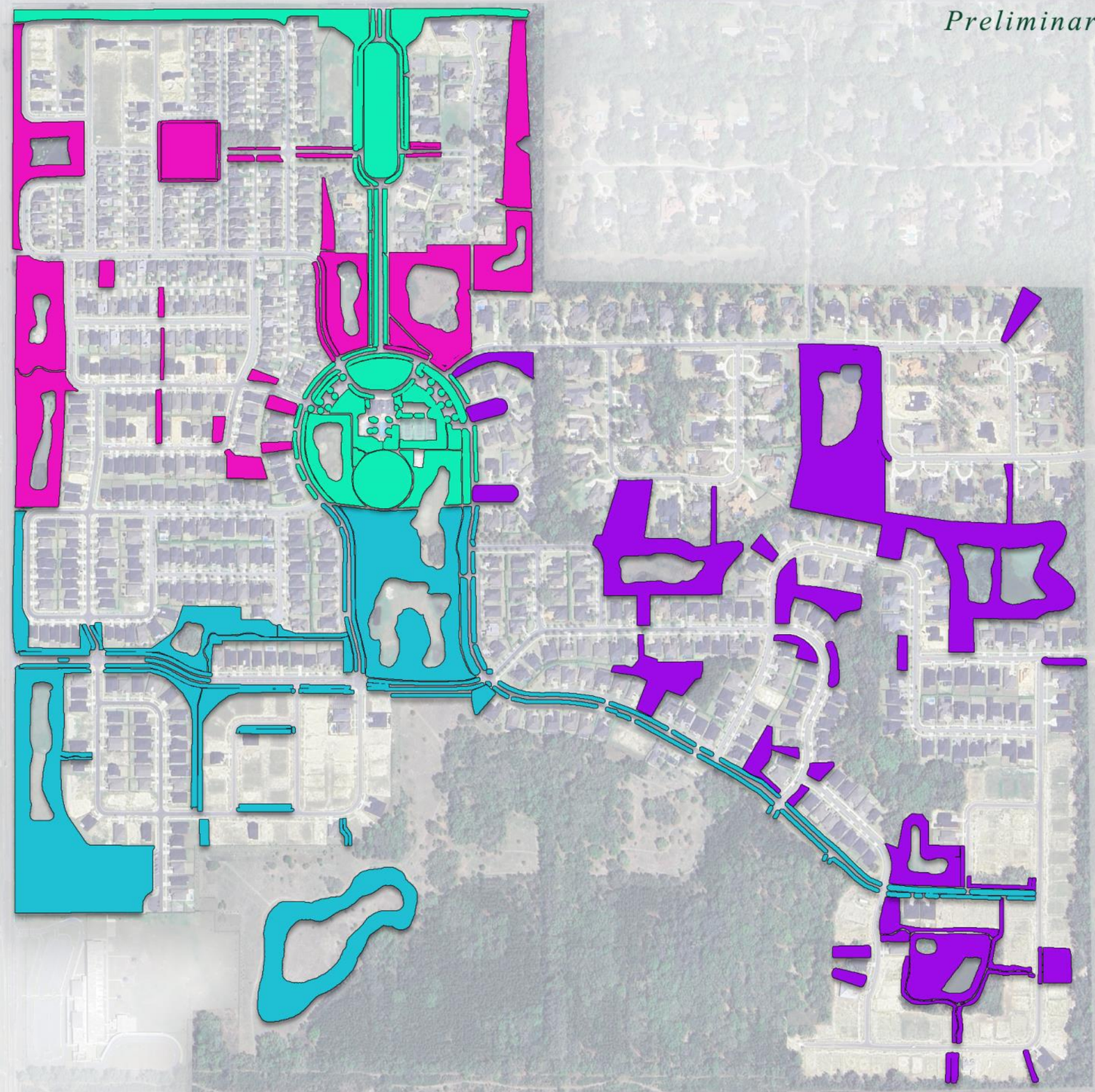
Preliminary Detail Schedule

Week 1

Week 2

Week 3

Week 4



OAKMONT
LUXURY WITHOUT LIMIT

UNITED Land Services

Method and Approach

Year at a Glance- Section 1 and 2

	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 & 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 1

United Land Services has meticulously crafted a method to fulfill the standard scope of services required by Parker Road Community Development District Section 1, 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.

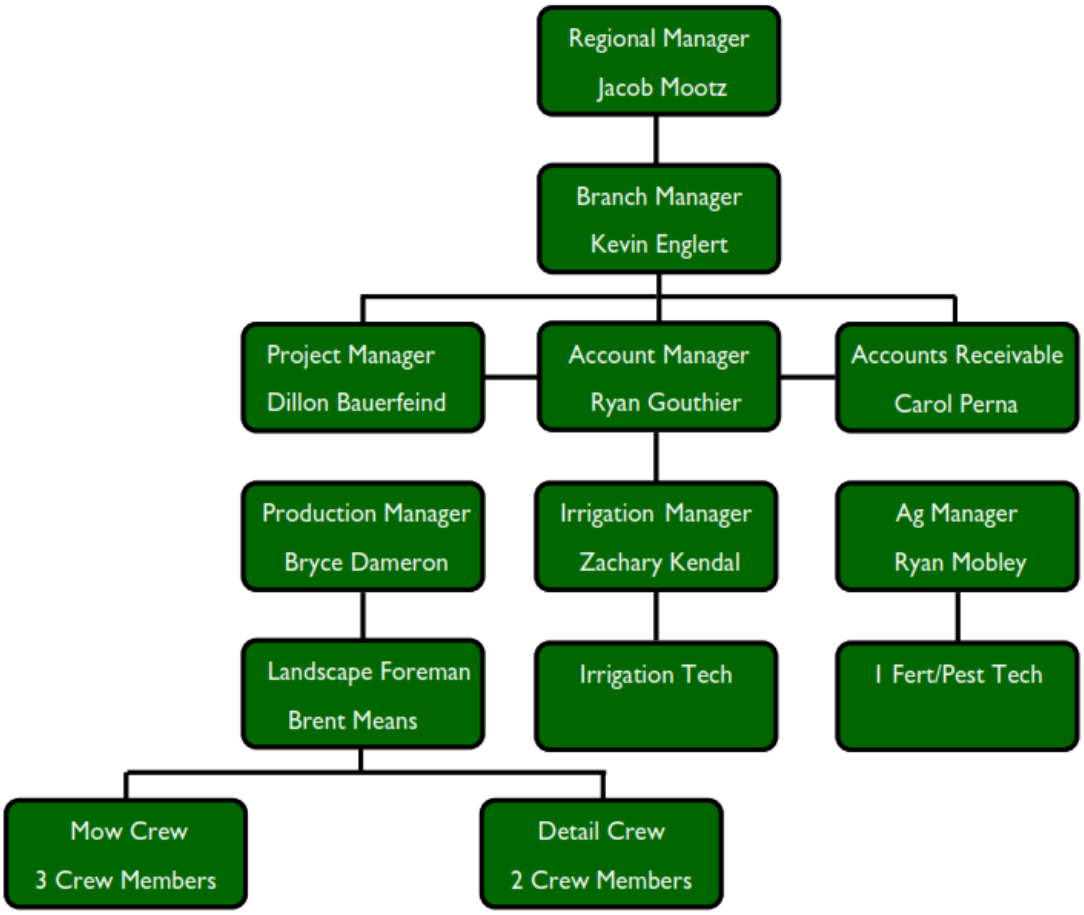
This section will include the following documents and information:

- The organizational chart includes personnel and the number of staff members assigned to the project, ensuring clarity in roles and responsibilities.
- Year at a Glance of Services Provided for Parker Road CDD
- The list details equipment assigned to the project, ensuring efficient resource management.



Method and Approach

Staffing Chart- Section 1



Method and Approach

Year at a Glance- Section 1

	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

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 2

United Land Services has meticulously crafted a method to fulfill the standard scope of services required by Parker Road Community Development District Section 2, 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.

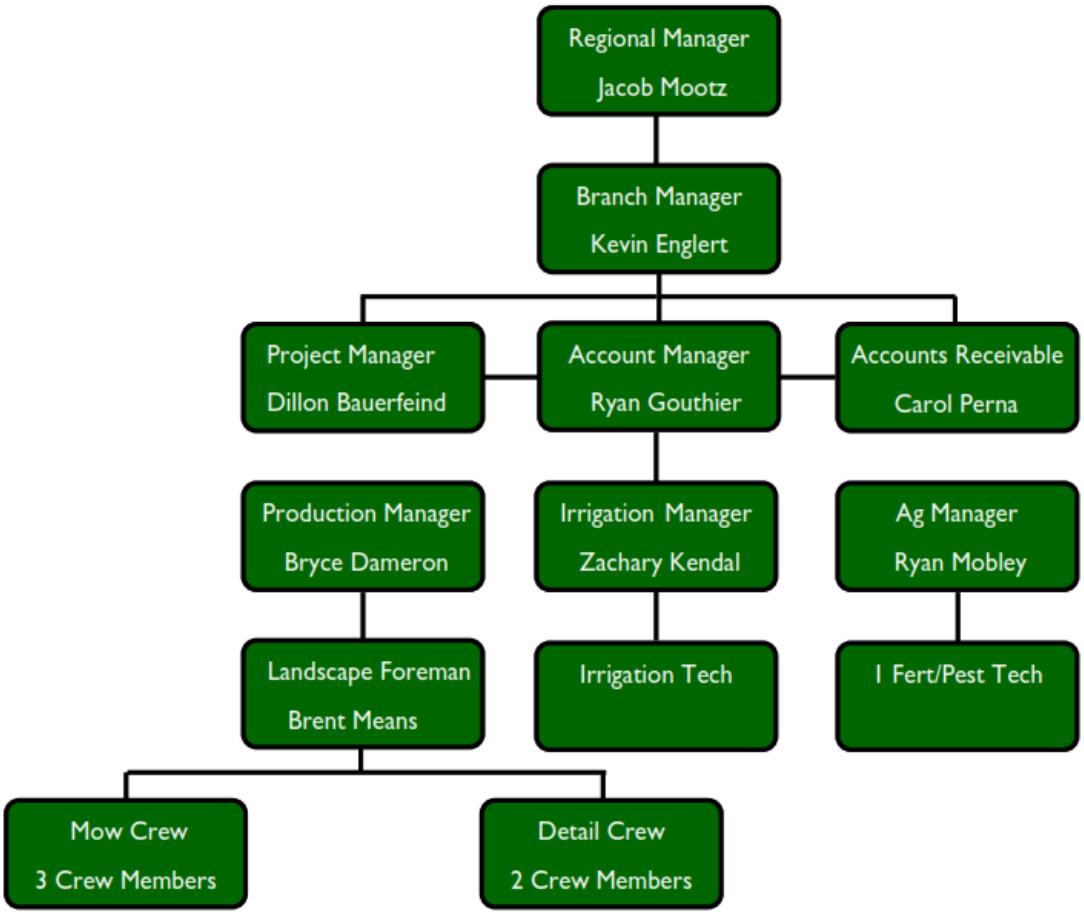
This section will include the following documents and information:

- The organizational chart includes personnel and the number of staff members assigned to the project, ensuring clarity in roles and responsibilities.
- Year at a Glance of Services Provided for Parker Road CDD
- The list details equipment assigned to the project, ensuring efficient resource management.



Method and Approach

Staffing Chart- Section 2



Method and Approach

Year at a Glance- Section 2

	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

Price Proposal

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES PROPOSAL

TO: Parker Road Community Development District

FROM: **United Land Services**

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	**$27,345**	**$328,140**	(for twelve (12) months)
Term 2	**$27,345**	**$328,140**	(for twelve (12) months)
Term 3	**$28,165**	**$337,980**	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (SF)	$ **26,530**	$ **26,530**	$ **27,326**
St. Augustine (**61,948** SF)	$ **50,573**	$ **50,573**	$ **52,090**
Zoysia (**825,974** SF)	$ **58,998**	$ **58,998**	$ **60,768**
Bermuda (**144,546** SF)	$ **22,297**	$ **22,297**	$ **22,965**
Bahia (**1.032.468** SF)	$ **30,905**	$ **30,905**	$ **31,832**
Shrub Beds (**355,299** SF)	$ **120,675**	$ **120,675**	$ **124,295**
Trees & Palms	$ **3,522**	$ **3,522**	$ **3,628**
Irrigation	$ **14,640**	$ **14,640**	$ **15,076**
Mulch **$65 per cyd.**	$	$	$
TOTAL ANNUAL AMOUNT	**$ 328,140**	**$ 328,140**	**$ 337,980**

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% 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	**$13,280**	**$159,360**	(for twelve (12) months)
Term 2	**$13,280**	**$159,360**	(for twelve (12) months)
Term 3	**$13,678**	**$164,136**	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (SF)	$ **3,148**	$ **3,148**	$ **3,242**
St. Augustine (**39,825** SF)	$ **36,631**	$ **36,631**	$ **37,730**
Zoysia (**530,986** SF)	$ **17,400**	$ **17,400**	$ **17,922**
Bermuda (**92,986** SF)	$ **10,073**	$ **10,073**	$ **10,371**
Bahia (**663,733** SF)	$ **27,474**	$ **27,474**	$ **28,299**
Shrub Beds (**206,395** SF)	$ **53,210**	$ **53,210**	$ **54,806**
Trees & Palms	$ **2,296**	$ **2,296**	$ **2,364**
Irrigation	$ **9,128**	$ **9,128**	$ **9,402**
Mulch **$65 per Cyd.**	$	$	$
TOTAL ANNUAL AMOUNT	**$ 159,360**	**$ 159,360**	**$ 164,136**

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% 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 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	**$40,625**	**$487,500**	(for twelve (12) months)
Term 2	**$40,625**	**$487,500**	(for twelve (12) months)
Term 3	**$41,843**	**$502,116**	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (SF)	$ **29,678**	$ **29,678**	$ **30,568**
St. Augustine (**101,773** SF)	$ **87,204**	$ **87,204**	$ **89,820**
Zoysia (**1,356,960** SF)	$ **69,071**	$ **69,071**	$ **71,139**
Bermuda (**237,468** SF)	$ **39,697**	$ **39,697**	$ **40,887**
Bahia (**1,696,201** SF)	$ **58,379**	$ **58,379**	$ **60,131**
Shrub Beds (**561,694** SF)	$ **173,885**	$ **173,885**	$ **179,101**
Trees & Palms	$ **5,818**	$ **5,818**	$ **5,992**
Irrigation	$ **23,768**	$ **23,768**	$ **24,478**
Mulch **$65 per cyd**	$	$	$
TOTAL ANNUAL AMOUNT	$ **487,500**	$ **487,500**	$ **502,116**

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	**0 %**	**0 %**	**3 %**

Description	Unit	Cost
Additional labor outside of scope		
General Laborer	HR	$55
Irrigation Technician	HR	$65
Irrigation Repairs - includes labor and materials		
.5" to 1" Line Break	LF	Cost +20%
1.25" to 2" Line Break	LF	Cost +20%
2.5" to 3" Line Break	LF	Cost +20%
4" Line Break with Mechanical Fittings	LF	Cost +20%
1" Gate Valve Material Only	EA	Cost +20%
1.5" Gate Valve Material Only	EA	Cost +20%
2" Gate Valve Material Only	EA	Cost +20%
2.5" Gate Valve Material Only	EA	Cost +20%
3" Gate Valve Material Only	EA	Cost +20%
4" Gate Valve Material Only	EA	Cost +20%
1" Scrubber Valve	EA	$180
1.5" Scrubber Valve	EA	$226
2" Scrubber Valve	EA	$277
3" Scrubber Valve	EA	$350
Valve Box, various sizes	EA	Cost +20%
Tree Bubbler Assembly, Match Existing	EA	Cost +20%
Spray Nozzle	EA	Cost +20%
MP Nozzle	EA	$12.70
Spray Head - 6" Pop-up, Match Existing	EA	$24
Spray Head - 12" Pop-up, Match Existing	EA	$33
Shrub Head - Pop-up, Match Existing	EA	$11.50
Rotary Head - 3/4"-1", Match Existing	EA	$34
Landscape - includes labor and materials		
Mulch - Hardwood	CY	$60
Mulch - Pine Fines	CY	$60
Mulch - Pine Straw	CY	$10 per bale
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - <500 SF	SF	1.50
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - 500-5,000 SF	SF	1.40
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - >5,000 SF	SF	1.30
Argentine Bahia Sod - <500 SF	SF	1.10
Argentine Bahia Sod - 500-5,000 SF	SF	1.10
Argentine Bahia Sod - >5,000 SF	SF	.90
Annuals - 4-5"	EA	2.50
Ground Cover - 1 gallon, Match Existing	EA	7.25
Shrub - 3 gallon, Match Existing	EA	17.25
Shrub - 5 gallon, Match Existing	EA	17.25
Shrub - 7 gallon, Match Existing	EA	52.50
Shrub - 15 gallon, Match Existing	EA	170.0
Equipment - includes operator		
Water Truck (2,450 gallons), 8 hours on site	Week	$4,000
Water Truck (2,450 gallons), 8 hours on site	Month	$10,000

Mandatory Bid Documents

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS

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

September day of **9**, 2026, by:

Florida ULS Operaitng LLC, DBA United Land Services
[Company]

12276 San Jose Blvd. Suite 747 Jacksonville, FL 32223
[Business Address]

904-544-0648
[Telephone]

[Facsimile]

lblackson@unitedlandservices.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	**LB** (Initial)
☐	I.b.	Instructions to Proposers	**LB** (Initial)
☐	I.c.	Organization Information of Proposer	**LB** (Initial)
☐	I.d.	Non-Collusion Statement	**LB** (Initial)
☐	I.e.	Acknowledgement of Receipt of Documents	**LB** (Initial)
☐	II. a.	Scope of Services	**LB** (Initial)
☐	II.b.	Map of Area to be Maintained	**LB** (Initial)
☐	II.c.	Form of Landscape and Irrigation Maintenance Agreement	**LB** (Initial)
☐			

☐ II.

☐ III. Proposal Forms LB (Initial)

☐ IV. Evaluation Criteria LB (Initial)

PARKER ROAD COMMUNITY DEVELOMENT DISTRICT

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

DATE SUBMITTED: **September, 9**, 2026

1. Proposer: **Florida ULS Operating LLC. DBA United Land Services**
[Company Name]

_____ Individual
__X__ Limited Liability Company
_____ Limited Liability Partnership
_____ Partnership
_____ Corporation
_____ Subsidiary Corporation

2. Proposer Company Address:

Street Address: **12276 San Jose Blvd. Suite 747**
P.O. Box (if any): _____
City, State, Zip: **Jacksonville, FL 32226**
Telephone: **904-544-0648** Facsimile: _____

1st Contact Name: **Jacob Mootz** Title: **Regional Manager**
2nd Contact Name: **Jason Ackman** Title: **Regional Vice President**

3. Parent Company Name (if applicable): _____

4. Parent Company Address (if different):

Street Address: _____
P.O. Box (if any): _____
City, State, Zip: _____
Telephone: _____ Facsimile: _____

1st Contact Name: _____ Title: _____
2nd Contact Name: _____ Title: _____

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

Street Address: **2601 SE County Hwy 484**
P.O. Box (if any): _____
City, State, Zip: **Belleview, Fl 34420**
Telephone: **904-544-0648** Facsimile: _____

1st Contact Name: **Luke Blackson** Title: **Senior Business Developer**
2nd Contact Name: **Kevin Englert** Title: **Branch Manager**

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

Yes ( ) Proceed to Question 6.1
No (X) 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: **Delaware**
Is the Company in good standing with that state? Yes (**X**) No ( )
If no, please explain _____
Date incorporated **2020** Charter No. **M20000007475**
Is the applicant registered with the State of Florida? Yes (**X**) 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 _____

NOT APPLICABLE

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	**3/31/2027**

11. Has the Proposer been cited by OSHA for any job site or company office / shop safety violations in the past two years? Yes (X) No ( )
If yes, please describe each violation, fine and resolution **Failure to provide/ensure use protection in arel lift. Fine was $7,500 and volition was classified as "less than serious."**

11.1 What is the Proposer's current worker compensation rating (also known as Experience Modification Rating)?
.79

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 (X) No ( )
If yes, please describe each incident **Incidents are available upon request.**

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?
Kevin Englert	Ocala	Branch Manager	20+	5	Branch Manager
Ryan Gouthier	Ocala	Account Manager	10+	1	Account Manager
Ryan Mobley	Ocala	Ag Manager	10+	5+	Ag 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.
Not Applicable

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 Parker Road Community Development 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 By: _____
Name of Proposer

This **Sept** day of **8**, 2026 By: **Luke Blackson, Senior Business Developer**
[Type Name and Title of Person Signing]

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 8 day of September, 2026, by Luke Blackson, of the _____, 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

(SEAL)

CAROL PERNA
Notary Public - State of Florida
Commission # HH 829363
My Comm. Expires Jul 27, 2030
Bonded through National Notary Assn.

SUPERVISORY PERSONNEL

Company Name **United Land Services** Date **9/8/2026**

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
Jason Ackman	Regional Vice President	Oversee all landscape maintenance operations	3	<20 years
Jacob Mootz	Regional Manager	Oversee all Central Florida Locations	3	<20 years
Kevin Englert	Branch Manager	Oversee all Belleview Branch Operations	5	<20 years
Ryan Gouthier	Account Manager	Oversee all crews for Parker Road CDD	1	<15 years
Zachary Kendal	Irrigation Manager	Oversee all irrigation crews	2	<15 years
Ryan Mobley	Agronomics Manager	Oversee agronomics plan	2	<15 years.

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

Company Name **United Land Services** Date **9/8/2026**

QUANTITY	DESCRIPTION	CAPACITY	NO. LOCATED IN	
			FLORIDA	OTHER
4	72' John Deer Mower	Used to maintain Parker Road CDD	Florida	
2	52'/ 61' John Deer Mower	Used to maintain Parker Road CDD	Florida	
	Stihl Weed Eater	Used to maintain Parker 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	

***For More Details see Method and Approach Section**

MAINTENANCE CREW & SCHEDULING

Company Name **United Land Services** Date **9/8/2026**

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**	**Brent Means**	**Ryan Gouthier**
Section #2	**5**	**1**	**Brent Means**	**Ryan Gouthier**
Combined (Section #1&2)	**7**	**1**	**Brent Means**	**Ryan Gouthier**

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	**Monday- Wednesday**	**10**
Section #2	**Monday- Tuesday**	**10**
Combined (Section #1&2)	**Monday- Thursday**	**10**

***For More Information See Method and Approach Section**

CORPORATE OFFICERS

Company Name **United Land Services** Date **9/8/2026**

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
Ray Leach	**CEO**	**Oversee Entire Company**	**Jacksonville, Fl**
Tatiana Kurtiyakova	**VP of Accounting**	**Oversee all AR/ AP**	**Jacksonville, FL**
Jason Lamb	**Executive VP**	**Oversee all VPs and Regionals**	**Jacksonville, FL**
Thomas Enright	**VP of Bussiness Operation**	**Oversee all Fleet, Saftey and Business Operation**	**Jacksonville, FL**
FOR PARENT COMPANY (if applicable)			

AFFIDAVIT OF CORPORATION

STATE OF Florida SS:

COUNTY OF Marion

Luke Blackson, (title) **Senior 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 8 day of September, 2026.

Signature of Notary

Notary Public / Expiration:

(SEAL)

CAROL PERNA
Notary Public - State of Florida
Commission # HH 829363
My Comm. Expires Jul 27, 2030
Bonded through National Notary Assn.

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida

COUNTY OF Marion

I, **Luke Blackson**, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a **Senior 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 8 day of September, 2026.

Signature by authorized representative of Proposer

STATE OF Florida

COUNTY OF Marion

The foregoing instrument was acknowledged before me this 8 day of September, 2026, by Luke Blackson, of _____, 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

(SEAL)

CAROL PERNA
Notary Public - State of Florida
Commission # HH 829363
My Comm. Expires Jul 27, 2030
Bonded through National Notary Assn.

Thank you for the opportunity to partner

Uniting partners through exceptional landscape services



Parker Road Community Development District

Landscape and Irrigation Management Service Proposal

SkyFrog LANDSCAPE

September 9, 2026

Parker Road Development District
PFM Management Services, LLC
Attn: Kwame Jackson, Associate District Manager
3501 Quadrangle Blvd, Ste 270
Orlando, Florida 32817

RE: Landscape Management Proposal for Parker Road Development District

Dear District Representatives,
On behalf of the entire team at SkyFrog Landscape, thank you for the opportunity to submit our proposal for landscape maintenance, irrigation, and fertilizer and pest control services for Parker Road Community Development District.

We appreciate the time and consideration that goes into selecting a landscape partner for a community of this size and scope. Our team has carefully reviewed the property and bid requirements, and we believe SkyFrog is well positioned to provide the level of service, communication, and accountability the District expects. As a locally owned and operated landscape company, we take pride in the communities we serve and in building long-term relationships with our clients. Our approach is centered on proactive property management rather than simply completing scheduled maintenance tasks. By providing landscape maintenance, irrigation, and pest control services under one company, we are able to better coordinate our teams, identify issues early, and maintain greater accountability for the overall condition of the property.

Should SkyFrog be selected, our goal will be to establish a strong working relationship with District management and the Board from the beginning. We will communicate openly about property conditions, provide recommendations when improvements are needed, and continually look for opportunities to improve the health, appearance, and long-term value of the District's landscape.

We sincerely appreciate the opportunity to be considered for this contract and the time the District has invested in reviewing our proposal. We look forward to the opportunity to discuss our approach, answer any questions, and hopefully welcome Parker Road Community Development District as a SkyFrog Landscape partner.

Sincerely,

Jason Lee, Owner
SkyFrog Landscape
jason@skyfroglandscape.com
386.972.1144
www.skyfroglandscape.com

Parker Road Community Development District
SkyFrog Landscape Comprehensive Management Narrative

SkyFrog Landscape proposes a comprehensive, full-service approach to the landscape management of Parker Road Community Development District, integrating **landscape maintenance, irrigation management, and fertilizer and pest control services** into one coordinated program. Our objective is to provide a consistently attractive property while protecting the District's long-term landscape investment. Our practices follow recognized standards and best management practices established by **UF/IFAS, the International Society of Arboriculture (ISA), and the Florida Nursery, Growers and Landscape Association (FNGLA).** We believe landscapes should be managed according to the needs of the plant material and property—not simply maintained to complete a checklist.

Staffing & Management

SkyFrog proposes to service the District with **two dedicated three-person landscape maintenance crews**. This structure provides the manpower and site mobility necessary to efficiently service a property of this size while allowing crews to work independently in multiple areas when needed.
The maintenance teams will be supported and managed by SkyFrog's **Production Manager and Operations Manager**, providing multiple levels of field supervision, quality control, and accountability. In addition, a dedicated **Irrigation Manager** and **Pest Control Manager** will oversee their respective scopes of work and coordinate directly with our landscape operations team.

Pruning & Plant Management

Pruning will be based on species, growth habit, season, location, and intended function. Shrubs will be selectively pruned where appropriate to encourage natural form while maintaining necessary clearance and size. Excessive shearing will be avoided when it negatively impacts plant health or appearance. Trees will be pruned according to ISA-recognized practices, emphasizing structure, clearance, and removal of dead or damaged material. Palms will be conservatively pruned while retaining healthy green fronds, and ornamental grasses will be cut back according to species and seasonal growth cycles.

Pest, Weed & Disease Management

SkyFrog uses an **Integrated Pest Management (IPM)** approach, focusing on diagnosing and addressing underlying horticultural issues rather than relying solely on routine chemical treatments.

Integrated Property Management

Managing all landscape services under one provider ensures seamless coordination, early issue resolution, and single-company accountability for the entire property.

Existing Conditions & Property Assessment

This proposal is based on current property conditions upon contract commencement. Following award, SkyFrog will perform a comprehensive assessment to document existing issues and partner with the District to prioritize corrective actions.

Through **proactive communication, experienced supervision, consistent quality control, and sound horticultural practices**, SkyFrog Landscape will provide Parker Road CDD with a healthy, attractive, and professionally managed landscape while protecting the District's investment for the long term.

SkyFrog
LANDSCAPE

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

Jason Lee

Jason Lee, Owner

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES PROPOSAL

TO: Parker Road Community Development District

FROM: Jason Lee, Owner SkyFrog Landscape

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	$39,719	$476,628	(for twelve (12) months)
Term 2	$40,911	$490,932	(for twelve (12) months)
Term 3	$42,138	$505,656	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (2000 SF)	$ 32,000	$ 32,690	$ 33,671
St. Augustine (0 SF)	$	$	$
Zoysia (1,000,000 SF)	$ 172,684	$ 178,140	$183,479
Bermuda (included w/zoysia SF)	$	$	$
Bahia (1,700 ,000 SF)	$ 170,673	$ 175,793	$ 181,067
Shrub Beds (355,299 SF)	$ 56,091	$ 57,774	$ 59,507
Trees & Palms	$ 9,900	$ 10,197	$ 10,503
Irrigation	$ 35,280	$ 36,338	$ 37,429
Mulch mulch not included in proposal, to be invoiced separately per scope	$	$	$
TOTAL ANNUAL AMOUNT	$ 476,628	$ 490,932	$ 505,656

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 %	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	$25,201	$302,416	(for twelve (12) months)
Term 2	$25,957	$ 311,488	(for twelve (12) months)
Term 3	$ 26,735	$ 320,830	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (150 SF)	$ 6,000	$ 6,180	$6,365
St. Augustine (0 SF)	$	$	$
Zoysia (650,000 SF)	$ 115,120	$118,573	$ 122,130
Bermuda (incl w/zoysia SF)	$	$	$
Bahia (900,000 SF)	$113,782	$117,196	$ 120,711
Shrub Beds (206,395 SF)	$ 37,394	$ 38,515	$ 39,671
Trees & Palms	$ 6,600	$ 6,798	$ 7,001
Irrigation	$ 23,520	$ 24,226	$ 24,952
Mulch mulch not included in proposal, to be invoiced separately per scope	$	$	$
TOTAL ANNUAL AMOUNT	**$ 302,416**	**$ 311,488**	**$ 320,830**

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 %	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	$64,920	$779,040	(for twelve (12) months)
Term 2	$66,870	$802,440	(for twelve (12) months)
Term 3	$68,876	$826,513	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (2150 SF)	$ 38,000	$ 39,140	$ 40,314
St. Augustine (0 SF)	$	$	$
Zoysia (1,650,000 SF)	$ 287,800	$ 296,974	$ 305,359
Bermuda (included w/zoysia SF)	$ incl with above	$ incl with above	$ incl with above
Bahia (2,600,000 SF)	$ 284,455	$292,988	$301,778
Shrub Beds (561,694 SF)	$ 93,485	$96,289	$ 99,178
Trees & Palms	$ 16,500	$16,995	$17,504
Irrigation	$ 58,800	$60,054	$ 62,380
Mulch mulch not included in proposal, to be invoiced separately per scope	$ 0	$ 0	$ 0
TOTAL ANNUAL AMOUNT	$ 779,040	$ 802,440	$ 826,513

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 %	3 %	3 %

Description	Unit	$ Cost
Additional labor outside of scope		
General Laborer	HR	65
Irrigation Technician	HR	75
Irrigation Repairs - includes labor and materials		
.5" to 1" Line Break	LF	34
1.25" to 2" Line Break	LF	51
2.5" to 3" Line Break	LF	75
4" Line Break with Mechanical Fittings	LF	125
1" Gate Valve Material Only	EA	30
1.5" Gate Valve Material Only	EA	90
2" Gate Valve Material Only	EA	100
2.5" Gate Valve Material Only	EA	115
3" Gate Valve Material Only	EA	160
4" Gate Valve Material Only	EA	210
1" Scrubber Valve	EA	250
1.5" Scrubber Valve	EA	385
2" Scrubber Valve	EA	590
3" Scrubber Valve	EA	890
Valve Box, various sizes	EA	85
Tree Bubbler Assembly, Match Existing	EA	25
Spray Nozzle	EA	15
MP Nozzle	EA	25
Spray Head - 6" Pop-up, Match Existing	EA	36
Spray Head - 12" Pop-up, Match Existing	EA	49
Shrub Head - Pop-up, Match Existing	EA	35
Rotary Head - 3/4"-1", Match Existing	EA	40
Landscape - includes labor and materials		
Mulch - Hardwood	CY	80
Mulch - Pine Fines	CY	100
Mulch - Pine Straw	bale	15
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - <500 SF	SF	3.25
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - 500-5,000 SF	SF	3.00
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - >5,000 SF	SF	2.75
Argentine Bahia Sod - <500 SF	SF	1.50
Argentine Bahia Sod - 500-5,000 SF	SF	1.35
Argentine Bahia Sod - >5,000 SF	SF	1.25
Annuals - 4-5"	EA	2.50
Ground Cover - 1 gallon, Match Existing	EA	12
Shrub - 3 gallon, Match Existing	EA	30
Shrub - 5 gallon, Match Existing	EA	45
Shrub - 7 gallon, Match Existing	EA	55
Shrub - 15 gallon, Match Existing	EA	135
Equipment - includes operator		
Water Truck (2,450 gallons), 8 hours on site	Week	7,000
Water Truck (2,450 gallons), 8 hours on site	Month	28,000

SKYFROG LANDSCAPE LEADERSHIP

The Science of the Scene ✦ Qualifications and Experience

Above the Grade: Full Landscape Service Built on Brainpower

Most landscape companies deploy crews. **SkyFrog Landscape deploys solutions designed by degreed horticulturalists and certified industry experts.** In a market where your property's curb appeal directly impacts its financial value, you deserve a partner who manages your living assets with scientific precision, not guesswork.

Here is the collective intellectual capital protecting your landscape investment:

The Numbers that Protect Your Property

90 Combined Years of Local Industry Experience

Nearly a century of boots-on-the-ground experience navigating North Central Florida's unique soils, microclimates, weather patterns, residents, and communities. We know what works in Gainesville because we've spent decades perfecting it.

6 Academic Degrees in Plant & Business Sciences

We bridge the gap between academic research and commercial field execution. Our leadership's formal educational foundation includes:

- **1 Master of Science (MS)** in Horticultural Physiology
- **2 Bachelor of Science (BS)** Degrees in Landscape Management
- **1 Bachelor of Science (BS)** Degrees in Agriculture & Natural Resources
- **1 Bachelor of Science (BS)** Degrees in Business Management

Our Professional Certifications & Credentials

- **2 ISA Certified Arborists:** Your canopy is your property's most valuable living asset. Our certified arborists proactively engineer tree structural integrity to mitigate storm risks, manage health, and preserve heritage trees.
- **2 Florida Water Star Certifications (Irrigation & Landscape):** We design, audit, and program precision irrigation systems mathematically tuned to Florida's water conservation standards—drastically reducing resource waste and lowering utility costs.
- **4 FNGLA Florida Certified Horticulture Professionals (FCHP):** Certified by the Florida Nursery, Growers and Landscape Association, demonstrating master-level competency in plant identification, pest management, and regional growing practices.

The Sky Frog Advantage

Every crew member on your property is trained under a curriculum developed by our degreed and certified management team. We don't just mow and prune; we manage the biology, chemistry, and physics of your estate to ensure long-term resilience and unrivaled aesthetic beauty.

Jason Lee

Newberry, FL 32669
3869721144 jason@skyfroglandscape.com

Professional Summary

Entrepreneur with 14 years of small business experience. Experience in horticulture with extensive budgeting, training and management skills. Committed to running smooth and profitable businesses while providing 40+ equal opportunity employment placements in the North Central Florida area.

Education

University of Florida - Gainesville, FL | Bachelor of Arts
Landscape and Nursery Management, 05/2007

St. Johns River State College - Palatka, FL | Associate of Arts
05/2004

Professional Recognitions

- University of Florida-Gator 100 Honoree 2019
- University of Florida-Gator 100 Honoree 2020
- University of Florida-Gator 100 Honoree 2022
- University of Florida-Gator 100 Honoree 2023

Certifications

- Florida Nursery, Growers and Landscape Association-Certified Horticulture Professional (FNGLA- FCHP)
- Florida Water Star-Accredited Professional
- International Society of Arboriculture-Certified Arborist- #6063A
- Green Industries-Best Management Practices-Certified

Employment History

Owner/ CEO | 06/2010 to Current
SkyFrog Landscape, LLC - Gainesville , FL

- Sets, enforces, and optimizes internal policies to maintain efficiency and responsiveness to demands.
- Stays current with market trends to determine optimal pricing of goods and services and to capitalize on emerging opportunities.

- Oversees business budget planning and administration, accounting functions, purchasing, and bi-weekly payroll to handle financial needs.
- Evaluates suppliers by assessing quality, timeliness, and compliance of deliveries to maintain tight cost controls and maximize business operational efficiency.
- Manages all operational aspects of a successful landscape business, including long-term planning, staffing and training, and procedure development and implementation.

Principal/ Operations Director | 01/2017 to Current
Oak Hill Fern, LLC - St. Augustine, FL

- Supports senior leadership in project completion, issue resolution, budget development and schedule management.
- Applies performance data to evaluate and improve operations, target current business conditions and forecast needs.
- Puts together realistic budgets based upon costs and fees for effectively operating business.
- Conducts target market research to scope out industry competition and identify advantageous trends.

Project Manager | 11/2007 to 07/2009
Austin Outdoor, LLC - Bunnell, FL

- Developed and initiated projects, including managing costs, schedule and performance.
- Identified plans and resources required to meet project goals and objectives by setting realistic timelines and checkpoints.
- Drove team success through shared vision and recognition of quality performance.
- Achieved project deadlines by coordinating with contractors to manage performance.

CLAYTON SALOME

Gainesville, FL

(352) 316-5765

Clayton@skyfroglandscape.com

https://www.linkedin.com/in/clayton-salome-882815186

CORE COMPETENCIES

Landscape Design

Green Industry Trainer

Project Management

Quality Assurance

Plant Identification

Dynascape, Pro Landscape, & Vizterra

Excellent communication

Flexible

Quick thinker

Adaptability

Problem solving

EDUCATION

BACHELOR'S DEGREE
Texas A&M University
2006 – 2010

CERTIFICATIONS

ISA CERTIFIED ARBORIST
2025 – Present

WATER STAR – LANDSCAPE CERTIFIED
2022 – Present

WATER STAR – IRRIGATION CERTIFIED
2022 – Present

PROFESSIONAL EXPERIENCE

LEAD DESIGN CONSULTANT — **JAN 2026 – PRESENT**
SkyFrog Landscape — *Gainesville, FL*

- Green Industry trainer for all field teams
- Coordinate and supervise lawn, landscape, and tree projects from proposal, execution, and quality assessment
- Business development with commercial clients
- Conducted reports on profitability, efficiency, and job costing

LEAD DESIGN CONSULTANT — **AUG 2020 – DEC 2025**
The Master's Lawn and Pest — *Gainesville, FL*

- Green Industry trainer for all field teams and managers
- Trained new sales and account managers
- Coordinated and supervised lawn, landscape, and tree projects from proposal, execution, and quality assessment
- Business development with commercial clients
- Conducted reports on profitability, efficiency, and job costing
- Developed labor calculator to support sales team members
- Procured new sales
  - Average $2.5 million in annual sales each year for 4 years.

GENERAL MANAGER — **JAN 2020 – JUNE 2020**
Susquehanna Tree Care — *Bloomsburg, PA*

- Directed and supervised tree crews daily
- Coordinated the sales department
  - Achieved sales increase of 133%
  - Generated 2.5 months of backlog during peak season
  - Trained sales associates on client communications, proposal development, and quality assurance weekly
- Generated expense reports and Profit/Loss reports monthly
- Conducted monthly tree safety and industry training for a team of 12

LANDSCAPE MAINTENANCE & LAWN HEALTH — **MAY 2016 – AUG 2019**
ABC Home & Commercial — *College Station, TX*

- Managed all lawn/landscape/tree clients for Bryan/College Station region
- Procured new sales for Lawn Division of ABC Home & Commercial
  - Achieved $469,000 in annual new sales (282% increase) in 2018
  - Achieved $224,000 in annual new sales (229% increase in Q1) in 2019
- Directed and organized all lawn and landscape crews daily
- Coordinated and supervised completion of all work, materials, and equipment for lawn, landscape, and tree jobs

Benjamin W. Logan

Alachua, FL | 541-285-8566 | logansoutdoor@hotmail.com

Objective

A motivated and experienced professional with a proven track record in sales, business growth, and customer satisfaction. Seeking an opportunity to contribute my expertise in team building, business development, and leadership to a company with strong community ties and a commitment to integrity and excellence.

Education

Bachelor of Science in Food Industry Management
Michigan State University | East Lansing, MI | 2002
-Athletic Scholarship in Track and Field (Decathlon)

Associate Studies
Lane Community College | Eugene, OR | 1997–1999
-Athletic Scholarship in Track and Field (Decathlon)

High School Diploma
Harrisburg High School | Harrisburg, OR | 1997

Professional Sales Training
Sandler Sales Method Training | Rexius Landscape | 2004

Oregon Landscape Construction Board
LCP#14980 All Phase plus Backflow Landscape Construction Professional | 2005
LCB#8402 & #100266 Landscape Construction Business | 2006 | 2022

Qualifications

- Skilled in sales, customer service, and business development.
- Successfully grew a landscape business from inception to $1.5M in annual revenue.
- Experienced in project management, team leadership, and client relationship building.
- Strong background in outdoor lighting, landscape design & construction, irrigation, and maintenance.
- Committed to ongoing personal growth and fostering development in others through mentorship and leadership.

Professional Experience

Operations Manager
SkyFrog Landscape | Gainesville, FL | March 2025–Present

- Manage all business operations at SkyFrog Landscape
- Sales, Business Development, Customer Service, Integrate Owner's vision

Owner/Operator
Logan's Outdoor Landscape & Irrigation Services | Oregon | 2006–May 2025 Sold Business

- Built and managed a full-service landscape company with annual revenues of $1.5M.
- Oversaw operations, sales, and customer service, achieving business growth through word-of-mouth referrals.
- Delivered exceptional landscape and irrigation services to residential and commercial clients.

Assistant Project Manager – Commercial Landscape & Irrigation Division
Grant's Landscape Services (Rexius-Owned) | Oregon | 2003–2006

- Managed multiple large-scale commercial projects, including the Lillis Business Center, PeaceHealth Riverbend Hospital, Pape Kilkenny U of O Practice Field Renovation, Royal Caribbean Cruise Call Center, Symantec Phase 2, Corvallis RiverFront, Oakmont Park, many more sand based ballfields & golf course renovations.
- Coordinated project schedules, team assignments, and client communications.

Landscape Construction Crew Leader
Grant's Landscape Services (Rexius-Owned) | Oregon | 2002–2003

- Led teams on commercial landscape and golf course construction projects.
- Ensured project quality and adherence to timelines and budgets.

Landscape Construction & Maintenance
Grant's Landscape Services | Oregon | Summers 1999–2001

- Progressed from helper to crew leader, managing teams and projects.

Additional Information

- **Interests**: Traveling, fishing, gardening, off-road motorcycling, boating, camping, and cooking.
- **Personal Note**: Proud father of three accomplished children, including collegiate and high school athletes.

Erin E. Alvarez

Resume

7720 SW 11th Ave
Gainesville Florida 32607
770.403.1283
alvarezerin@gmail.com

2546 NW 74th Pl
Gainesville Florida 32653
352.339.1470
erin@skyfroglandscape.com

Education

M.S. Environmental Horticulture, Gainesville, FL. December 2006.
Special focus: Agricultural Education
Thesis: Drought and Salt Tolerance of Native and Non-Native Ornamental Grass Species
GPA 3.8 / 4.0

B.S. Environmental Horticulture, University of Florida, Gainesville, FL. August 2004.
Interdisciplinary: Public Gardens Management
GPA 3.8 / 4.0

B.A. English, University of Florida, Gainesville, FL. December 1999.
Cultural Studies and British Literature
GPA 2.9 / 4.0

Positions Held

Business Development Manager
SkyFrog Landscape, Gainesville, FL
January 2026-present

- **Sales & Revenue Generation:** Prospect, qualify, and secure new commercial and residential landscape maintenance contracts, managing the end-to-end sales pipeline to meet growth targets.
- **Client Relationship Management:** Conduct comprehensive property assessments and customized proposals while cultivating long-term partnerships with HOA boards, property managers, and residential clients.
- **Cross-Functional Collaboration:** Partner directly with operations, design, and account management teams to align client expectations with service delivery and ensure seamless project handoffs.
- **Industry Leadership & Networking:** Serve as a company brand ambassador at community partnerships, local networking events, and association functions to expand market presence.
- **Design Support & Quality Assurance:** Review plans for horticultural accuracy, budget efficiency, and aesthetic value, performing on-site quality control inspections across installation projects.
- **Team Training & Mentorship:** Designing employee training programs on maintenance standards and customer service expectations, fostering a culture of professional development and continuous improvement.

Lecturer
UF/IFAS Environmental Horticulture Department, Gainesville, FL
August 2018-January 2026
100% Teaching appointment, redesigned and delivered live and online Plant Propagation lecture and lab, Practical Work Experience, and Senior Capstone, faculty mentor of undergraduate PLS students, co advise the Environmental Horticulture Club and coach the UF Landscape Team. Developed and manage teaching landscapes and club crop production and propagation stock material greenhouses. Serve and lead departmental and college curriculum and scholarship committees, including: co-chair of the departmental Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee, member of the Horticultural Sciences scholarship committee, ENH Academic Programs Committee (APC), IFAS Shared Service Center advisory board, the interdepartmental undergraduate Plant Science program committee, and the Plant Science/Horticultural Science joint ad hoc committee to develop a combined curriculum and expanded degree program.

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Lecturer
UF/IFAS Agronomy Department, Gainesville, FL
March 2015-August 2018
Development and delivery of undergraduate core and elective courses for the Agronomy department and Plant Science undergraduate degree program, revision and development of existing and new online and live courses, undergraduate academic advising, advising the Agronomy-Soils club, and design, implementation, and maintenance of teaching demonstration garden and field plots. Member of the interdepartmental Plant Science Committee which is responsible for oversight and development of undergraduate degree programs, and chaired curriculum revision subcommittee for two undergraduate major specialization revisions.

Extension Agent II, Commercial Horticulture/IPM
UF/IFAS Extension Sarasota County, Sarasota, FL
September 2012-March 2015
In this position, I led the extension operations that provided horticulture education based on the most recent UF/IFAS research to the public, municipalities, and professional clientele. Additionally, I coordinated or consulted on extension and general county programs related to fertilizer, water resources, integrated pest management, pesticide and industry certification, community outreach, and general horticulture, and managed the development of the Sarasota County Extension Demonstration Garden. I led a series of improvements to the Master Gardener Training curriculum, educational material and outreach efforts. From early 2014 through March 2015 I was faculty lead for the county's Master Gardener and Florida-Friendly Landscaping programs. Efforts of note: developing and leading tree schools for over 200 attendees in conjunction with Sarasota County Natural Resources, restructuring the Master Gardener Plant Clinic service, lecture series, and volunteer training course, coordinating Green Industry Best Management Practices and IPM programming to over 240 municipal and industry attendees regularly, providing technical expertise to county programs and advisory boards.

Assistant-In, Landscape Instructor
UF Environmental Horticulture Department/Center for Landscape Conservation and Ecology, Gainesville, FL
December 2007-September 2012
As a non-tenure-track faculty member I developed and taught upper-division undergraduate courses related to landscape management and public horticulture, participated in departmental curriculum committees and strategic curriculum planning efforts, inter-departmental working groups, and statewide teaching and extension programs. My extension appointment was in the Center for Landscape Conservation and Ecology. Working with the Florida Friendly Landscapes and Master Gardener Programs, I developed a wide variety of extension outputs for print, web, television and radio, and delivered trainings, workshops, presentations, and trainings to clientele, extension volunteers, and county faculty in venues ranging from local to international audiences, live and online. Each year, I advised and coached the department's student club for a nationwide landscape horticulture competition, including student event preparation, developing regional industry partnerships for coaching, and student sponsorships. For three out of four years, I co-advised the international departmental student trip, including setting up travel logistics and the tour itinerary. I managed the departmental website and social media networking presence, and consulted on departmental recruiting and marketing efforts.

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Landscape Designer and Manager
Nature's Technology, Orlando, FL
August 2007-December 2007
Designed and planned residential landscapes and landscape management schedules. Conducted client interviews, design sales, site analysis, bidding and estimating, and supervised crew and operations during installation and maintenance of designed landscapes.

Co-Owner
Deep South Landscaping, Gainesville, FL
May 2006-2008
Solicited, designed and installed custom residential landscapes. Executed client consultation, site analysis, bidding and estimating, landscape design and installation, plant and materials procurement.

Graduate Student Assistant
UF Environmental Horticulture Department, Gainesville, FL
August 2005-December 2006
Assisted major professor with the establishment of a landscape horticulture teaching lab at a field site in Gainesville, as well as several ongoing research projects with our Landscape Horticulture lab group. Conducted several classes under major professor, including developing and delivering lectures for graduate and undergraduate students.

Teaching Assistant
University of Florida Environmental Horticulture Department, Gainesville, FL
June 2002-August 2006
While an undergraduate student of the Environmental Horticulture department, I served as a teaching assistant for the Plant Identification Lab for five semesters, which involves supervising other graduate student TAs, leading lab instruction each semester, preparing and grading weekly quizzes, and administration of midterm and final exams. Supervised TAs and students for all of the Plant ID lab sections in addition to teaching my own section. As a TA for Residential Landscape Design, I instructed students on basic design principles, developed and evaluated student landscape design projects, and set up lectures and exams. I also coordinated lab setup and assisted with development of curriculum as TA for Landscape Plant Establishment.

Landscape Designer
Becky's Grass is Greener, Lawrenceville, Georgia; Gainesville, Florida
August 2003-May 2006
Designed, delivered, and installed residential landscape designs in Gainesville, Florida, and assisted with the completion and rendering of several other residential and commercial designs in Atlanta, Georgia. Services include site analysis, creation of landscape designs, plant selection and procurement, client consultation, and bidding and installation of landscapes.

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Teaching Experience

Formal Undergraduate Course Development and Instruction

ORH 4932 Pathways to Certification: Summer 2022-present
PLS 4941 Practical Work Experience: Summer 2020-present
PLS 4950 Plant Science Capstone: Spring 2019-present
PLS 3223/3223L Plant Propagation Lecture and Lab, live and online: Fall 2018-present
PLS 3004C Principles of Plant Science: Summer 2015-Fall 2018 (live and online)
PLS 2003C Plants that Feed the World (live): Fall 2015, 2016, 2017
AGR 3501 Environment, Food, and Society: Spring 2016, 2017 (online/live), 2018 (online/live)
AGR 4212 Alternative Cropping Systems: Spring 2016 (live), 2017 (online), 2018 (online)
ORH 4933 Undergraduate Professional Development: Spring 2008-12
ORH 4236C Landscape and Turfgrass Management: Spring 2008-12
ORH 2752 Sensory Gardening: Fall 2010-11, Spring 2012
ORH 3773/3773L Public Gardens Management Lecture/Lab: Sp 2008, Fall 2009, Fall 2011-2012, Spring 2020
ORH 4941 Supervised Work Experience (Internships): Spring 2011-present
ORH 4932 Supervised Garden Management: Spring 2009-2012
ORH 3813C Residential Landscape Design: Spring 2006

Lab Instruction

Plant Propagation Lab: Fall 2018-present
Laboratory Practices in Agricultural Education Plant Propagation Workshop: Spring 2015, 2016, 2017, 2019
Landscape Construction Lab: Spring 2011
Annual and Perennial Gardening Lab: Spring 2009, 2011
Principles of Floral Art: Fall 2008
Plant Identification Lab: Summer 2005, Fall 2005

Mentorship and Advising

Plant Science Program Faculty Mentor, 2021-present
Plant Science Practical Work Experience Program Coordinator, May 2020-present
Advisor, UF Chapter NALP Landscape Team 2019-present
Plant Science Program Capstone Coordinator, May 2019-present
Co-advisor Environmental Horticulture Club, February 2018-present
Advisor to Agronomy-Soils Club 2015-2018
Undergraduate Major Advisor for Plant Science Degree Program: 2015-2021
Advisor for Environmental Horticulture Department Annual International Trip: Spring 2010-2012, Spring 2019, 2020-present
Advisor to UF Chapter NALP (PLANET) Student Career Days team 2009-2012
Co-advisor to UF Chapter NALP (PLANET) Student Career Days team 2005, 2006, 2008

Extension Service

UF/IFAS EDIS Document Reviewer. 2008-present
Florida Faculty Advisor, *Your Southern Garden*. 2008-2011
Content Reviewer, *Gardening in a Minute*. 2008-2012
Expert, *Ask an Expert*, eXtension.org. 2008-2015

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Reviewer, *Florida-Friendly Landscape Plant List*. 2005-2020
Website manager, Environmental Horticulture Department, 2008-2011

Selected Invited Presentations

"Plant Science degrees, internships, and jobs-oh my!". Environmental Horticulture Club, September 2022.
"Plant Explorers". Florida Friendly Landscaping Program Homeowner Webinar Series, January 2022.
"Poinsettia History and today's programs". FDACS, December 2021
"Common Landscape Installation Mistakes". Florida-Friendly Landscaping, November 2020
"Plant Propagation for the Home Gardener". Sarasota County Master Gardeners, July 2020
"Gardening Like a Superhero". Gainesville Garden Clubs, April 2019
"Underused Plants for Pollinators". Tri-County Garden Clubs Meetings, November, 2017
"Foodscaping in Florida". Tri-County Garden Clubs Meeting, December 2016.
"Succulent Plants to Know and Grow". EPCOT International Flower and Garden Festival, Orlando, FL. March 2015.
"Fabulous Foliage". EPCOT International Flower and Garden Festival, Orlando, FL. March 2014.
"Guerrilla Gardening". FNGLA Landscape Show Knowledge College, Orlando, FL. September 2012.
"Sustainable Landscape Management", "Design for Low-Maintenance Landscapes", "Sustainable Pruning Methods". Co-Coordinator and Speaker, 3rd International Conference on Sustainable Golf, Landscaping, and Sports Turf, Costa Rica. November, 2011.
"Small-space Gardens" Concurrent Session Speaker, and "Sustainable Gardening". Florida Master Gardener Conference, Orlando, FL. October 2011.
"Using Tropical Fruit Trees in your Landscape". EPCOT International Flower and Garden Festival, Orlando, FL. April 2011.
"Take Your Business to the Next Level with Florida-Friendly Landscaping™". Jacksonville NEFNGLA Landscape Show Short Course Speaker, Jacksonville, Florida. 2011.
"Plant Explorers". 30th Annual Florida Master Gardener Continued Training Conference, Destin, Florida. 2010.
Northeast Florida Regional Master Gardener Training, Lake City, Florida. 2011.
"Utilizing Ornamental Grasses in Florida Landscapes". Alachua County Master Gardener Luncheon. Gainesville, Florida. 2010.
"Plant Rx: Nature's Zyrtec, Xanax and Zoloft". Florida Master Gardener Specialist Update. 2010.
"Pruning for Sustainable Landscapes". Alachua County Extension Class, Gainesville, Florida. 2009.
"Champagne landscape on a beer budget". 29th Annual Florida Master Gardener Continued Training Conference, Ocala, Florida. 2009.
"Irrigation requirements and drought tolerance of two ornamental grass species." American Society for Horticultural Science Annual Conference, New Orleans, Louisiana. 2006.
"Exciting new ornamental grasses for the landscape." 26th Annual Florida Master Gardener Continued Training Conference, Gainesville, Florida. 2006 (invited conference speaker)

Awards And Honors

American Society of Horticultural Sciences (ASHS) Leadership Academy Fellow Class II, 2022
Florida Nursery, Growers, and Landscape Association (FNGLA) Outstanding Educator Award, 2022
North American Colleges and Teachers of Agriculture (NACTA) Educator Award, 2021
UF/CALS Innovative Teaching Award, Spring 2019

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University of Florida Graduate Student Teaching Award, 2005-2006
Environmental Horticulture Department Teaching Assistantship, 2004-2006
UF Environmental Horticulture Graduate Student Association Outstanding Member 2004

Professional Society Memberships and Offices

Vice President, FNGLA Frontrunners Chapter, 2026-present
International Plant Propagators' Society, 2018-present
National Association of Landscape Professionals, 2018-present
American Society of Agronomy, 2015-2018
Garden Writers' Association, 2008-12
North American Colleges and Teachers of Agriculture, 2007-2012, 2015-present
American Public Gardens Association, 2006-present
American Society for Horticultural Sciences, 2005-2007, 2019-present
Florida Nursery, Growers & Landscape Association, 2004 – present

Publications

Hansen, G. and E. Alvarez. (2010). Color in the Landscape. ENH1164: http://edis.ifas.ufl.edu/ep425
Hansen, G. and E. Alvarez. (2010). Landscape Design: Aesthetic Characteristics of Plants. ENH1172: http://edis.ifas.ufl.edu/ep433
Hansen, G. and E. Alvarez. (2010). Landscape Design: Analyzing Site Conditions. ENH1165: http://edis.ifas.ufl.edu/ep426
Hansen, G. and E. Alvarez. (2010). Landscape Design: Finding Inspiration for a Design Theme. ENH 1169: http://edis.ifas.ufl.edu/ep430
Hansen, G. and E. Alvarez. (2010). Landscape Design: Putting Your Yard on Paper. ENH1166: http://edis.ifas.ufl.edu/ep427
Scheiber, S.M., Sandrock, David, Alvarez, Erin, Brennan, Meghan M. Effect of Salt Spray Concentration on Growth and Appearance of 'Gracillimus' Maiden Grass and 'Hamelin' Fountain Grass. HortTechnology 2008 18: 34-38
Alvarez, Erin, Scheiber, S.M., Beeson, Richard C., Jr, Sandrock, David R. Drought Tolerance Responses of Purple Lovegrass and 'Adagio' Maiden Grass. HortScience 2007 42: 1695-1699
Schoellhorn R. and E. Alvarez (2004) Specialty Cut Flower Production Guidelines for Florida - Zinnia http://edis.ifas.ufl.edu/EP162
Schoellhorn R. and E. Alvarez (2004) Warm Climate Production Guidelines for Angelonia http://edis.ifas.ufl.edu/EP134
Schoellhorn R. and E. Alvarez (2004) Warm Climate Production Guidelines for Bougainvillea http://edis.ifas.ufl.edu/EP130

SkyFrog Landscape
Community Management References

1. **Steve Bovio, Fletcher Oaks/Walnut Creek HOA**
   NW 26th Street, Gainesville, FL 32605
   352.213.9422
   Work conducted includes landscape installation, regular landscape maintenance services, irrigation, fertilizer and pest control, and general property management across two adjacent communities. SkyFrog Landscape has serviced this community for more than 5 years, and regularly works with residents for landscape enhancement installations, drainage, irrigation, hardscaping, and other projects at individual residences.

2. **Allyson Huskisson, The Courtyards Owners Association**
   3912 NW 25th Cir, Gainesville, FL 32606
   352.226.7807
   Landscape management services in the Courtyards community have been provided for over 15 years, and include full landscape and irrigation maintenance, plant health care, and various individual resident landscape enhancement projects.

3. **Fran Pollard, Eloise Gardens**
   8982 SW 62 Pl, Gainesville, FL 32607
   352.214.6204
   Eloise Gardens has been partnered with SkyFrog Landscape for 5 years. We provide full-service landscape management services, irrigation, and plant health care along with numerous individual jobs for residents at their homes.

SkyFrog
LANDSCAPE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/10/2026

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 Robert Gonzalez Insurance Agency, Inc 5220 South University Dr Suite 105C Davie FL 33328	CONTACT NAME: Aimee Ramos PHONE (A/C, No, Ext): 954-680-2805 FAX (A/C, No): 954-680-9110 E-MAIL ADDRESS: aimee.ramos@ffbic.com
INSURED Skyfrog Landscape, LLC 2546 NW 74 Place Gainesville, FL 32653	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : Florida Farm Bureau Casualty Insurance Company** 31216 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

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 REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT 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 SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Blanket Add'l Insured [X] Blanket Waiver GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:	X	X	090600000597	08/01/2026	08/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [X] HIRED AUTOS ONLY [X] SCHEDULED AUTOS [X] NON-OWNED AUTOS ONLY	X		090500000659	08/01/2026	08/01/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP	$ 1,000,000 $ $ $ $ 10,000
	[ ] UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Landscape Contractor
Certificate Holder is listed as Additional Insured.

**Southern Farm Bureau Casualty Insurance Company, AM Best Rated 'A', reinsures coverage under policy 090600000597 and 090500000659.

CERTIFICATE HOLDER

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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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/31/2026

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 Brown & Brown Insurance Services, Inc. 300 North Beach Street Daytona Beach FL 32114	CONTACT NAME: Andrea Escobar PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: andrea.escobar@bbrown.com
INSURED Skyfrog Landscape, LLC 2546 NW 74th Pl Gainesville FL 32653	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : BusinessFirst Insurance Company 11697 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** CL262314132 **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 REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT 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 SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ $ $ $ $ $
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB ☐ OCCUR **EXCESS LIAB** ☐ CLAIMS-MADE DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	0521-25075	09/29/2025	09/29/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Wavier of Subrogation in favor of Balfour Beatty Communities, LLC, their respective partners, shareholders, members, officers, directors, employees, representatives, and affiliates (aka the Indemnified Parties) with regards to the Workers Compensation when required per written contract.

CERTIFICATE HOLDER

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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State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

Emergency Pest Control Certificate

License Number: JB193850

Jason Lee
Skyfrog Landscape LLC
2546 NW 74th Pl, Gainesville, FL 32653

This cause having come on to be heard before the Florida Department of Agriculture and Consumer Services upon application of Skyfrog Landscape LLC, for an Emergency Pest Control Certificate pursuant to Section 482.111(9), F.S., in the category of LAWN to yourself, the applicant's trained Identification Cardholder, for exclusive use at, 2546 NW 74th Pl, Gainesville, FL 32653, from the September 21, 2026 through and including the October 20, 2026 and continuance during this period being subject to the Licensee submitting interim reports at thirty (30) day intervals containing documented evidence indicating specific actions being taken to fill the vacancy created by the loss of a certified operator in charge or other emergency, pursuant to Section 482.111(9), F.S., and Section 5E-14.140, F.A.C., and it being further understood and provided that this Certificate shall not carry with it authorization for use of restricted-use pesticides, pursuant to Section 5E-14.140, F.A.C., and that an Emergency Certificate shall not be used in the category of Fumigation as prohibited by Section 482.111(9) F.S. and the Department having heard argument of the Applicants, and the Department being further advised in the premises and upon consideration thereof, it is therefore APPROVED. This approval must be displayed in lieu of the Pest Control Operator's Certificate at the licensed business location for which it is granted.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: August 31, 2026

PARKER ROAD COMMUNITY DEVELOMENT DISTRICT

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

DATE SUBMITTED: September 8, , 2026

1. **Proposer:** SkyFrog Landscape
[Company Name]

_____ Individual
__X__ Limited Liability Company
_____ Limited Liability Partnership
_____ Partnership
_____ Corporation
_____ Subsidiary Corporation

2. **Proposer Company Address:**

Street Address: 2546 NW 74th Pl
P.O. Box (if any): _____
City, State, Zip: Gainesville, Florida 32653
Telephone: 3523163047 Facsimile: _____

1st Contact Name: Jason Lee Title: Owner
2nd Contact Name: Clayton Salome Title: Landscape Consultant

3. **Parent Company Name (if applicable):** N/A

4. **Parent Company Address (if different):**

Street Address: N/A
P.O. Box (if any): _____
City, State, Zip: _____
Telephone: _____ Facsimile: _____

1st Contact Name: N/A Title: _____
2nd Contact Name: _____ Title: _____

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

Street Address: 2546 NW 74th Pl
P.O. Box (if any): _____
City, State, Zip: Gainesville, Florida 32653
Telephone: 3523163047 Facsimile: _____

1st Contact Name: Jason Lee Title: Owner
2nd Contact Name: Clayton Salome Title: Landscape Consultant

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: Florida
Is the Company in good standing with that state? Yes (✓) No ( )
If no, please explain _____
Date incorporated 6/1/2010 Charter No. L10000054029
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 June 1, 2010

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: Business Pest Control License
License No.: JB193850 Expiration Date: 9/31/26 (recurring monthly)
Qualifying Individual: Jason Lee Title: Owner
List company(ies) currently qualified under this license:
SkyFrog Landscape

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) $3,038,846
(2023) $2,846,873
(2024) $2,664,145

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

General Liability	$ 2,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	GL/Auto: 8/31/27, WC: 9/30/26

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 _____
_____

11.1 What is the Proposer's current worker compensation rating (also known as Experience Modification Rating)?
.76

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 (✓)
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 (✓)
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?
Ben Logan	Operations Manager	~$3M Landscape Management	30	2.5	Operations Manager

14. Have you ever failed to complete any work awarded to you? Yes ( ) No (✓)
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 (✓)
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.
N/A

_____

_____

_____

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 Parker Road Community Development 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.

Jason Lee
Name of Proposer

By: Jason Lee

This 8th day of SEPTEMBER, 2026

By: Jason Lee, Owner
[Type Name and Title of Person Signing]

State of Florida

County of _____

The foregoing instrument was acknowledged before me this 8th day of September, 2026, by Jason Lee, of the Sky Frog Landscape, who is personally know to me or who has produced Drivers License as identification and who did / did not take an oath.

Lindsay Garcia
Signature of Notary Taking Acknowledgement

(SEAL)

Notary Public State of Florida
Lindsay Garcia
My Commission HH 823186
Expires 7/13/2030

CORPORATE OFFICERS

Company Name SkyFrog Landscape Date 9/1/26

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
Jason Lee	Owner	Managing Member	Newberry, Florida
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

Company Name SkyFrog Landscape Date 9/1/26

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
Jason Lee	Owner	Supervision of job	17	25
Ben Logan	Operations Manager	Coordination of job and crew	2.5	30
Tony Servance	Production Manager	Supervision of work and crew	2	8
Jordan Mattern	Irrigation Manager	Supervision of irrigation	1	12
Erin Alvarez	Business Development Manager	Client relationships	1	25
Clayton Salome	Landscape Consultant	Design and enhancement	1	12
Elizabeth Fried	Office Manager	Billing, AR/AP	1	25
Lindsay Garcia	Service Coordinator	Client contact, scheduling	1	4

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

Company Name SkyFrog Landscape

Date 9/1/26

QUANTITY	DESCRIPTION	CAPACITY	LIST EQUIPMENT TO BE USED ON A REGULAR BASIS FOR THIS SCOPE	LIST EQUIPMENT AVAILABLE TO THE SITE FOR ENHANCEMENTS & EMERGENCY RESPONSE
12	Hustler 60" Super Z	Daily Use	3	3
10	Hustler 52" Super S	Daily Use	2	2
10	Hustler 34" Surfer Pro	Daily Use	2	2
10	Isuzu NPR Truck	Daily Use	2	3
1	Kubota R-530	Daily Use	0	1
1	Kubota 5WL-75	Daily Use	0	1
2	Avant 860i	Daily Use	0	1

MAINTENANCE CREW & SCHEDULING

Company Name SkyFrog Landscape Date 9/1/26

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	2	1
Section #2	6	1	2	1
Combined (Section #1&2)	6	1	2	1

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	Monday-Thursday	10
Section #2	Monday-Thursday	10
Combined (Section #1&2)	Monday-Thursday	10

AFFIDAVIT FOR INDIVIDUAL

STATE OF Florida SS:

COUNTY OF Alachua

Jason Lee, 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.

Jason Lee
(Proposer Must Also Sign Here)

Sworn to before me this 8 TH day of September, 2026.

Lindsay Garcia
Signature of Notary

Notary Public / Expiration: 7/13/2030

(SEAL)

Notary Public State of Florida
Lindsay Garcia
My Commission HH 823186
Expires 7/13/2030

AFFIDAVIT OF PARTNERSHIP

STATE OF Florida

SS:

COUNTY OF Alachua

Jason Lee, a member of the firm of SkyFrog Landscape 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 of a General Partner is Required)

Sworn to before me this 8th day of September, 2026.

Lindsay Garcia

Signature of Notary

Notary Public / Expiration: 7/13/2030

(SEAL)

Notary Public State of Florida
Lindsay Garcia
My Commission HH 823186
Expires 7/13/2030

AFFIDAVIT OF CORPORATION

STATE OF Florida SS:

COUNTY OF Alachua

Jason Lee, (title) Owner of the firm of SkyFrog Landscape, 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.

Jason Lee
(Officer Must Also Sign Here)

Sworn to before me this 8TH day of September, 2026.

Lindsay Garcia
Signature of Notary

Notary Public / Expiration: 7/13/2030

(SEAL)

Notary Public State of Florida
Lindsay Garcia
My Commission HH 823188
Expires 7/13/2030

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida

COUNTY OF Alachua

I, Jason Lee, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a Owner in the firm of SkyFrog Landscape, 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 8th day of SEPTEMBER, 2026.

Jason Lee
Signature by authorized representative of Proposer

STATE OF Florida

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 8Th day of September, 2026, by Jason Lee, of SkyFrog Landscape, who is personally know to me or who has produced Drivers License as identification and who did / did not take an oath.

Lindsay Garcia
Signature of Notary Taking Acknowledgement

(SEAL)

Notary Public State of Florida
Lindsay Garcia
My Commission HH 823186
Expires 7/13/2030

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 September, 2026, by:

SkyFrog Landscape
[Company]

2546 NW 74th Pl
[Business Address]

352 316 3047
[Telephone]

office@skyfroglandscape.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	JL (Initial)
☑	I.b.	Instructions to Proposers	JL (Initial)
☑	I.c.	Organization Information of Proposer	JL (Initial)
☑	I.d.	Non-Collusion Statement	JL (Initial)
☑	I.e.	Acknowledgement of Receipt of Documents	JL (Initial)
☑	II. a.	Scope of Services	JL (Initial)
☑	II.b.	Map of Area to be Maintained	JL (Initial)
☑	II.c.	Form of Landscape and Irrigation Maintenance Agreement	JL (Initial)
☑	III.	Proposal Forms	JL (Initial)
☑	IV.	Evaluation Criteria	JL (Initial)

FORM OF AGREEMENT

AGREEMENT BETWEEN PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AND SkyFrog Landscape FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this 9th day of September 2026, by and between:

Parker Road Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Alachua County, Florida, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida, 32817 (District) and

SkyFrog Landscape, _____, whose address is 2546 NW 74th Pl, Gainesville, FL 32653 ("Contractor" and, together with the District, "Parties")

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including on-site and off-site roadways, water, wastewater and reclaimed water facilities, stormwater management facilities, roadway lighting, landscaping, on-site amenities and other infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES

A. The District desires that the contractor provide a high-quality level of professional Landscape and irrigation maintenance services within presently established standards. Upon all parties signing this Agreement, the Contractor shall provide the District with the specific services identified in this Agreement.

B. While providing the services identified in this Agreement, The Contractor shall assign such staff as maybe required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to insure completion of the services.

C. The Contractor shall provide the specific professional services as shown in Paragraph Three (3) of this agreement.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES.

The duties, obligations, and responsibilities of the Contractor are to be performed as described in the Scope of Services, which is incorporated by reference as a material part of this Agreement in Sections **II a.,b., and c.** Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. ACCEPTANCE OF SITE,

By executing this agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the bid, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation, in its current condition, and on an "as is " basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractors expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractors failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or irrigation was not in good condition or that the site was unsuitable for such landscaping and or irrigation.

5. MANNER OF CONTRACTOR'S PERFORMANCE.

The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provisions of service to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B The Contractor Agrees that the District shall not be liable for the payment of any work of services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the district's policies and decisions with respect to materials, equipment, elements and systems pertinent to the Contractors services.

1. District hereby designates District Chair and District manager to act as its representative in matters related to this agreement.

2. The contractor agrees to meet with the District representative no less than four (4) times per month. The Contractor also agrees to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement a minimum of one (1) time per month or as often as the District deems necessary.

3. The District Representative may appoint an employee or employees of the Berman Corp. to act as an alternate representative as may be required during on site meetings

6. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule it employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.

7. Contractor shall use all due care to protect the property of the District, it residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

6. **COMPENSATION; TERM.**

A. As compensation for services described in this Agreement, the District agrees to pay the Contractor in monthly payments of $ 84,415 (_____ Dollars) for the previous month's work. Work shall commence on or about **October 1, 2026, and end September 30, 2027.** in the event this agreement is terminated pursuant to Section 14 herein, payment will be prorated for the payment period during which termination becomes effective.

B. If the District should desire to extend the agreement for two (2) additional one-year terms, at the compensation rate established in Exhibit B, District shall notify Contractor within thirty (30) days of the then current expiration date of this Agreement of its desire to do so.

C. If the District should desire additional work or services, or to add additional lands to be maintained, The Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed in writing. No additional services shall be provided by the Contractor unless done at the direction of the District

D. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees. Any subcontractors proposed to be used by Contractor are subject to approval by the District, which approval maybe withheld in the District's sole discretion.

E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

7. **INSURANCE.**

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, representatives and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage's, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have an A.M. Best's Insurance Reports rating of at least A-VII

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required Insurance.

8. **INDEMNIFICATION.**

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B Contractor agrees to indemnify and hold harmless the District and its officers, supervisors, agents and employees and the District Representative from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate

proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

24. THIRD PARTY BENEFICIARIES.
This Agreement is solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this

Parker Road
Community Development District

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

Landscape & Irrigation Maintenance RFP
Addendum No. 1

To: United Land Services; Lawn Enforcement Agency; Skyfrog; Allegiance Landscaping; Masters Lawn Care; West Farms Landscaping; Yellowstone Landscaping; PWExpress; Grandview Landscaping; Rotolo Consultants; Sunrise Landscape; Down to Earth Landscape

From: Kwame Jackson, PFM Management Services

Cc: Vivian Carvalho, PFM Management Services
Ashley Quiros, PFM Management Services
Katie Buchanan, Kutak Rock LLP
Laquion Monroe, Kutak Rock LLP
Alisa Carlino-McGowan, Berman
Matthew Davenport, Berman

Date: August 20, 2026

ADDENDUM:

Firms desiring to provide services for this project must submit four (4) bound copies of the required proposal section(s) and one electronic copy of the required proposal section(s) no later than **Thursday, September 3, 2026, at 12:00 PM (EST)** at the offices of PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, and Attention: Kwame Jackson, Associate District Manager.

Proposals will be opened during a Response Opening Meeting on **12:15 PM (EST) on Thursday, September 3, 2026**, at PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the RFP responses.

ACKNOWLEDGEMENT OF RECEIPT

Jason Lee
Signature

JASON LEE
Name (Print)

OWNER - 9/7/26
Date

SKYFROG LANDSCAPE, LLC
Company (Print)

Parker Road
Community Development District

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www.parkerroadcdd.com

Landscape & Irrigation Maintenance RFP

Addendum No. 2

To: United Land Services; Lawn Enforcement Agency; Skyfrog; Allegiance Landscaping; Masters Lawn Care; West Farms Landscaping; Yellowstone Landscaping; PWExpress; Grandview Landscaping; Rotolo Consultants; Sunrise Landscape; Down to Earth Landscape

From: Kwame Jackson, PFM Management Services

Cc: Vivian Carvalho, PFM Management Services
Ashley Quiros, PFM Management Services
Katie Buchanan, Kutak Rock LLP
Laquion Monroe, Kutak Rock LLP
Alisa Carlino-McGowan, Berman
Matthew Davenport, Berman

Date: August 28, 2026

ADDENDUM:

Firms desiring to provide services for this project must submit four (4) bound copies of the required proposal section(s) and one electronic copy of the required proposal section(s) no later than **Wednesday, September 9, 2026, at 12:00 PM (EST)** at the offices of PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, and Attention: Kwame Jackson, Associate District Manager.

Proposals will be opened during a Response Opening Meeting on **Wednesday, September 9, 2026, at 12:15 PM (EST)** at the offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. The meeting is open to the public and will have allowance for virtual attendance. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the RFP responses.

ITEMS ATTACHED TO THIS ADDENDUM:

- Parker Road CDD Landscape & Irrigation Maintenance Agreement with Lawn Enforcement Agency

CLARIFICATION:

- Correction to Page 7, Section 6 of the Project Manual: All questions about the meaning or intent of the documents included with the Request for Proposal "the Proposal Documents") are to be directed in writing to Kwame Jackson, Associate District Manager, at PFM Management Services LLC.

QUESTIONS:

1. Could you share the current status of the irrigation system, including the number of zones, clocks, service map, controllers, and the status (functioning/non-functioning) of all areas?

   A. **There are 13 controllers and a total of 401 zones. Five (5) controllers are conventionally wired, 12V battery powered, and the other eight (8) are two-wire systems.**
   The system is functional and utilizes reclaimed water.

2. Berman Corp. reference (Agreement 5.C.3): The template mentions "employee or employees of the Berman Corp." as a possible alternate District representative. This looks like a leftover from a different district's template? Or should they be included?

   A. **Berman is the onsite team that coordinates field operations with the District's vendors and should be included.**

3. "Future Phase - 6" appears on the map. Please confirm whether this phase is in scope now or reserved for later, as it is unclear if it is currently maintainable common area.

   A. **Future Phase 6 is not included in the current scope of services and is not part of this RFP.**

4. How many areas of community trails?

   A. **The trails are indicated on the maps within the Project Manual.**

5. Is the Tortoise Preserve Walking Trail included as a community trail?

   A. **Yes. This trail is within the scope.**

6. Section 3 – Item D: For the Bermuda turf, is mowing required to be performed with a reel mower, or is a rotary mower acceptable?

   A. **Rotary mowers are acceptable.**

7. Section 5 – Item C: If the intent is to eliminate the use of gas-powered blowers, will electric blowers be acceptable for cleanup and landscape maintenance?

   A. Yes, if the required appearance can be obtained using electric blowers.

8. Section 7 – Item D (ii): Are you requiring two palm prunings per year, or one pruning per year?

   A. Preference is once per year for Sable Palms and twice per year for specialty palms.

9. Should all palms be included in the base contract for scheduled pruning, or should palm pruning be priced separately and invoiced upon approval and completion?

   A. Palm pruning is included in the scope of services.

10. Section 7 – Item E (ii): Are you requiring two mulch applications per year, or one application per year?

    A. The wording provided in the Project Manual is detailed and includes the depth.

11. Should mulch be included in the base contract, or be priced separately and invoiced upon approval and completion?

    A. Mulch should be priced separately.

12. Section 8 – Fertilization: Alachua County regulations restrict the application of nitrogen fertilizer after June 30th.

    A. During blackout times, weed treatments and application of minor nutrients are required. Potash is acceptable for Zoysia/Bermuda turf during late Fall.

13. Section 13 – Mowing: Please confirm that the mowing scope includes only the walking trails and the turtle walking trail and does not include mowing the adjacent fields.

    A. Mowing is not expected in the Gopher Tortoise Preserve or wooded areas bordering the trails.

14. Appendix A, Item 2 – Shrub Fertilization: For the shrubs, trees, palms and grasses; 4 applications is not permitted in Alachua County. What do you propose for these applications?

    A. Abiding by state and county ordinance, two granular applications and two minor applications along with all insecticide and disease treatments included.

15. Appendix A, Item 2 – Turf Applications: The wording you have is not accurate as per the Alachua County requirements. The program will need to be adjusted to the code. Do you have a program that conforms and allows for professional service.

    A. Five total applications on St. Augustine turf with chinch bug control being one of them, and six applications on Zoysia turf with mole cricket control. An alternative is a top dressing of a live soil (Command) on Zoysia.

16. Will you please provide a current contract for contractors to reference?

    A. Agreement is attached to this addendum.

17. Will you please provide name of current contractor?

    A. Lawn Enforcement Agency

18. Will you please provide a budget number for contractors to reference?

    A. Section 1: $392,812.00 and Section 2: $206,124.00

19. Will you please provide a previous bid tabulation for contractors to reference?

    A. The requested document does not exist in the District's files.

20. How many total pet waste stations are there that will require maintenance under this contract?

    A. 13 stations.

21. What size liners/bags should be used for pet waste stations?

    A. The one-gallon bags are provided by Oakmont.

22. Will you please confirm that the Tortoise Preserve areas should not receive any landscape maintenance under this contract?

    A. Only the walking trail is within the scope.

23. The Section 2 map has a red "?" on an unlabeled wooded/turf area near SW 37th Pl — what is included there, and who maintains it?

    A. This is District property and is included in the scope.

24. Will pricing need to remain flat for all three years? Or will contractors have the option to negotiate price escalations for the renewal years?

    A. Pricing should be provided as the proposer sees best fit for the project.

25. Will pricing be read aloud during the public opening, or only names of the companies who submitted?

    A. Response pricing totals will be read on record during the Response Opening Meeting, but not the broken-out costs.

26. Is it the intention of the CDD to award this project as a whole, or to award each section independently?

    A. The awarding could be for both sections to one vendor, or for individual sections to different vendors.

27. Will any and all remedies identified in the Baseline Evaluation be proposed and paid for additionally?

    A. This is detailed in the section of the Project Manual.

28. Will Dry Retention Ponds be serviced at the standard mowing frequency? If not, how many times per year should these areas be mown?

    A. Frequency is not included in the scope. Proposers shall do their own due diligence in determining what is required.

29. Section 2 scope boundaries. On the Section 2 map, could you confirm whether "Future Phase 6," area "14," and the area marked "?" are within the current scope of maintenance or excluded?

    A. On the Section 2 map, Phase 6 is not included in the scope. “14” is a dry pond and included in the scope. “?” is included in the scope.

30. Proposal Summaries. Please confirm that all three summary forms are required — Section 1, Section 2, and the Combined (Sections 1 & 2) — as the advertisement references "two total" while Section 11 and the forms indicate all three.

A. Proposers have the ability to submit responses for either Section 1 or 2, or both.

31. Point of contact. The advertisement designates you as the contact for questions, while Section 6 references Vivian Carvalho, District Manager. Could you confirm the correct recipient for questions and the designated public records custodian for this solicitation?

A. 1. Please refer to Clarification on page 2 of this document.
2. The District's Public Records Custodian is Vivian Carvalho.

ACKNOWLEDGEMENT OF RECEIPT

Jason Lee — Signature

9/7/26 — Date

JASON LEE — Name (Print)

SKYFROG LANDCARE, LLC — Company (Print)

Parker Road
Community Development District

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Landscape & Irrigation Maintenance RFP

Addendum No. 3

To: United Land Services; Lawn Enforcement Agency; Skyfrog; Allegiance Landscaping; Masters Lawn Care; West Farms Landscaping; Yellowstone Landscaping; PWExpress; Grandview Landscaping; Rotolo Consultants; Sunrise Landscape; Down to Earth Landscape

From: Kwame Jackson, PFM Management Services

Cc: Vivian Carvalho, PFM Management Services
Ashley Quiros, PFM Management Services
Katie Buchanan, Kutak Rock LLP
Laquion Monroe, Kutak Rock LLP
Alisa Carlino-McGowan, Berman
Matthew Davenport, Berman

Date: September 1, 2026

QUESTIONS:

1. Can you provide a full palm count and type list?

   A. 134 Sabals and six (6) Specialty palms. All are over 12'.

2. How many palms are above 12' in height which will require twice yearly pruning at minimum?

   A. 128

3. How many areas of community trails?

   A. There are three (3) trails.

4. Number of Annuals currently installed by vendor?

   A. Seven (7) beds (Approximately 2,000 sq ft).

5. What is the annual count per rotation?

   A. 3,800

6. How many yards of mulch are used?

   A. 1,800 yards of shredded brown mulch and 6,450 bales of pine straw

7. Can you share approximate quantities of the three mulch types that exist on the properties?

   A. Two types of mulch are used, pine straw and brown shredded.

8. Will you please provide the total Crape Myrtle count be provided?

   A. This is not known.

9. Can a map be provided that identifies the locations where annuals/seasonal color is required?

   A. A map for this does not exist.

10. How many, if any, trees with stakes in place currently will require tree staking removal inside of the first year under this maintenance contract?

    A. None.

11. Square-footage measurements. The Proposal Summaries request pricing broken out by turf species (St. Augustine, Zoysia, Bermuda, Bahia), shrub beds, and annual rotations by square foot. The maps are noted as unwarranted and "to be validated," while the notice also states no changes to proposal area measurements will be made during the process. Will the District provide official square-footage figures that all proposers should price against, or is each proposer expected to price from its own site takeoffs?

    A. <u>Section 1</u>
    Zoysia / Bermuda - 1,000,000 sq ft
    Bahia – 1,700,000 sq ft

    <u>Section 2</u>
    Zoysia / Bermuda – 650,000 sq ft
    Bahia - 900,000 sq ft

12. Annual color. What is the total annual-bed square footage the District expects proposers to price for the seasonal change-outs (Annual Rotations line)?

    A. Approximately 2,000 sq ft.

13. Asset counts. To price accurately, could you provide the number of dry retention ponds (and any wet ponds), and the approximate linear footage or acreage of the community walking trails?

    A. (i) Ponds are specified on the maps within the Project Manual.
    (ii) The linear footage or acreage of the community walking trails is not known.

ACKNOWLEDGEMENT OF RECEIPT

Jason Lee
Signature

9/7/26
Date

JASON LEE
Name (Print)

SKYFROG LANDSCAPE, LLC.
Company (Print)

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL

LANDSCAPE AND IRRIGATION MAINTENANCE OAKMONT

GAINESVILLE, FLORIDA

PROJECT MANUAL and TECHNICAL SPECIFICATIONS ISSUE DATE: JULY 27, 2026

DISTRICT MANAGEMENT:

PFM Management Services LLC
Attn: Kwame Jackson, Associate District Manager
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

OAKMONT

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
Gainesville, Florida

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I. Proposal Package

a. Advertisement for Request for Proposals

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
Landscaping, Common Areas, & Irrigation Maintenance Services

Parker Road Community Development District, announces that Landscaping, Common Areas, and Irrigation Maintenance Services will be required for the project listed below:

PROJECT: **Parker Road Community Development District Landscaping, Common Areas, & Irrigation Maintenance Services**

The contract for landscaping, common areas, and irrigation maintenance services will consist of maintenance of turf, trees, shrubs and ground cover, open areas, hardscape and irrigation as well as trash removal through certain distinct areas of maintenance as more specifically set forth in the Request for Proposal.

The Project Manual will be available electronically beginning **Monday, July 27, 2026 at 12:00 PM (EST)** and should be requested by email to Kwame Jackson, Associate District Manager, PFM Management Services LLC, jacksonk@pfm.com. The request for Proposal requires proposers to submit proposals for individual district areas of maintenance and collectively submit a proposal for all areas (two total). The District reserves the right to award Sections 1 and 2 separately to different proposers, or to award collectively to one proposer.

Ranking of proposers will be made on the basis of qualifications according to the Evaluation Criteria contained within the Project Manual. The District has the right to reject any and all proposals if it determines, at its sole discretion, such rejection is in the best interest of the District. Any proposer who wishes to protest the scope of work and selection criteria shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the proposed project plans and specifications or other contract documents and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the Request for Proposal. The formal written protest shall state with particularity the facts and law upon which the protest is based. Any and all questions relative to this project shall be directed in writing only to PFM Management Services LLC, Kwame Jackson, Associate District Manager, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, via facsimile 407-723-5901 or e-mail at jacksonk@pfm.com, no later than **Monday, August 10, 2026, at 12:00 PM (EST).**

Firms desiring to provide services for this project must submit four (4) bound copies of the required proposal section(s) and one electronic copy of the required proposal section(s) no later than **Wednesday, August 26, 2026, at 2:00 PM (EST)** at the offices of PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, and Attention: Kwame Jackson, Associate District Manager. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated below; those received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Proposals will be opened during a Response Opening Meeting on **2:15 PM (EST) on Wednesday, August 26, 2026,** at PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 407-723-5900 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Kwame Jackson
Associate District Manager

I. Proposal Package

b. Instructions to Proposers

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Wednesday, August 26, 2026, at 2:00 PM (EST)** a t the offices of PFM Management Services, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. Phone (407) 723-5900. Proposals will be publicly opened during a Response Opening Meeting at **2:15 PM (EST) on Wednesday, August 26, 2026,** at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817.

SECTION 2. SIGNATURE ON PROPOSAL. In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the proposer must correctly sign the Acknowledgment of Receipt of Documents and Proposal Signature Form. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his or her authority to do so.

SECTION 3. FAMILIARITY WITH THE LAW. By submitting a proposal, the proposer is assumed to be and has provided evidence of being a licensed landscape, irrigation and pesticide contractor and familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 4. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible proposer who is qualified by experience to do the work specified herein. The proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the Owner. Contractors are directed to Section II.a. Scope of Work for additional license and certification requirements, and evidence of the same must be submitted with its Proposal.

SECTION 5. SUBMISSION OF ONLY ONE PROPOSAL. Proposers may be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 6. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the documents included with the Request for Proposal "the Proposal Documents") are to be directed in writing to Vivian Carvalho, District Manager, at PFM Group

Consulting LLC. Interpretations or clarifications considered necessary by the District Representative in response to such questions will be issued by Addenda faxed, mailed or delivered to all parties recorded as having received the Proposal Documents. Questions received after **Monday, August 10, 2026, at 12:00 PM (EST)** may not be answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all proposers. No inquiries will be accepted from subcontractors - the proposer shall be responsible for all queries.

SECTION 7. SUBMISSION OF PROPOSAL. Submit four (4) bound copies and one (1) electronic copy of the proposal forms, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS – PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT, OAKMONT, LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES" on the face of it.

SECTION 8. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the Proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 9. PROPOSAL DOCUMENTS. The Proposal Documents, comprised of all documents included within the Request for Proposal, will be available electronically on **Monday, July 27, 2026, at 12:00 PM (EST)** and can be requested by emailing Kwame Jackson, Associate District Manager, at jacksonk@pfm.com.

SECTION 10. PROPOSAL FORM. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda (the numbers of which must be filled in on the Acknowledgment Form). In making its proposal, each proposer represents that it has read and understands the Proposal Documents and that the Proposal is made in accordance therewith, including verification of the contents of the Proposal package against the Table of Contents.

SECTION 11. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all Proposals, make modifications to the work, and waive any informalities or irregularities in Proposals as it is deemed in the best interests of the District. The Request for Proposal requires proposers to complete the Proposal Summaries for Sections 1 & 2 AND the Combined Proposal Summary (two total). Failure to complete ALL Proposal Summaries will result in the rejection of the entire Proposal submitted. The District reserves the right to award Sections 1 & 2 separately to different proposers, or to award collectively to one proposer.

SECTION 12. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the proposer shall enter into and execute the Contract substantially in the form included in the Proposal Documents; unless requested otherwise by the District. This contract will be for a one-year term or less, with the District retaining the option to renew for up to two (2) additional one-year terms, in its sole discretion, based on the proposer's annual proposal amount.

SECTION 13. INSURANCE. All proposers shall include as part of their proposal a current Certificate of Insurance detailing the company's insurance coverage. In the event the proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, Parker Road Community Development District and their staff employees, officers, agents and supervisors as additional insured's, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 14. INDEMNIFICATION. The successful proposer shall fully indemnify and hold harmless the District from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

SECTION 15. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 16. MISCELLANEOUS. All Proposals shall include the following information in addition to any other requirements of the Proposal Documents.

A. A one-page narrative description of the proposer's approach to providing the services as described in the scope of services provided herein, as well as:
   i. based on proposer's on-site inspection list, any identified problems and proposed solutions;
   ii. any exclusions based on existing conditions;
   iii. detail on proposer's approach to pruning:
      a. shrubs
      b. trees
      c. palms
      d. ornamental grass
   iv. proposer's approach to pest, weed, and disease control;
   v. proposer's approach to maintenance of hardscape - flatwork, columns, fences, and monuments;
   vi. maintenance and preventative maintenance of irrigation system.
   vii. describe proposed staffing levels that will be assigned to this project. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes with applicable certifications and responsibilities associated with this project, including arborists, horticulturist, pest control manager, irrigation manger, etc.
   viii. identify the daily and continual size of the crew that will be assigned to the section(s) of the project which are the subject of the Proposal and the proposed schedule for said crew to complete the entire weekly scope of services.

B. Completed price proposal (forms attached).

C. List position or title and corporate responsibilities of key management or

supervisory personnel. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

D. Three references from projects of similar size and scope completed within the last three (3) years. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

E. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.

F. Copies of all applicable Federal, State and local licenses applicable to completing the proposed scope of work.

G. Completed copies of all other forms included within the Proposal Documents.

H. Unit counts and prices for all materials to be incorporated into the Project with the sales tax indicated for each item and extended for column totals.

SECTION 17. PROTESTS. Any protest regarding the Proposal Documents, including specifications or other requirements contained in the Request for Proposal, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to any provision in any document included in the Project Manual, including but not limited to plans, specifications and contract documents.

SECTION 18. EVALUATION OF PROPOSALS. The proposals shall be ranked based upon the District's evaluation of the proposer's ability to perform the services for the project as demonstrated by the documentation provided by the proposer and reference checks of the proposer's clients. The criteria to be used in the evaluation are presented in the Evaluation Criteria sheet, contained within the Proposal Documents.

I. Proposal Package

c. Organization Information of Proposer

PARKER ROAD COMMUNITY DEVELOMENT DISTRICT

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

DATE SUBMITTED: September 9th, 2026

1. **Proposer:** Rotolo Consultants, Inc.
[Company Name]

_____ Individual
_____ Limited Liability Company
_____ Limited Liability Partnership
_____ Partnership
__✓__ Corporation
_____ Subsidiary Corporation

2. **Proposer Company Address:**

Street Address: 38001 Brownsvillage Road
P.O. Box (if any):
City, State, Zip: Slidell, LA, 70460
Telephone: (800) 641-2427 Facsimile: (985) 643-2691

1st Contact Name: Paula Wolner Title: Sr. Div Administrator
2nd Contact Name: Brian Rotolo Title: CFO

3. **Parent Company Name (if applicable):** N/A

4. **Parent Company Address (if different):**

Street Address: N/A
P.O. Box (if any): N/A
City, State, Zip: N/A
Telephone: N/A Facsimile: N/A

1st Contact Name: N/A Title: N/A
2nd Contact Name: N/A Title: N/A

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

Street Address: 2119 West Beaver St.
P.O. Box (if any): _____
City, State, Zip: Jacksonville, FL, 32209
Telephone: (800) 641-2427 Facsimile: (985) 643-2691

1st Contact Name: Sophia Tsimekles Title: Area Manager
2nd Contact Name: Jermaine Holmes Title: Production Manager

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 ( ) N/A
If no, please explain _____
Date incorporated N/A Charter No. N/A

6.2 If no, provide the following:
The state in which the Proposer is incorporated: Louisiana
Is the Company in good standing with that state? Yes (✓) No ( )
If no, please explain _____
Date incorporated 12/15/94 Charter No. 34480469D
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: Florida Contractor License
License No.: CBC1262789 Expiration Date: 05/31/28
Qualifying Individual: Michael Rotolo Title: President & COO
List company(ies) currently qualified under this license:
Rotolo Consultants, 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 (✓)
If yes, please list and provide a photocopy of each listed license or registration.
RCI has business licenses with Orange County and the City of Orlando, but they aren't applicable as the work in this bid is in a different city and County.

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) $102,000,000
(2023) $123,000,000
(2024) $135,000,000

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 01/01/2027

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 N/A

11.1 What is the Proposer's current worker compensation rating (also known as Experience Modification Rating)?
0.82

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 (✓)
If yes, please describe each incident N/A

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 (✓)
If so, state the name(s) of the company(ies) N/A

The state where barred or suspended N/A
State the period(s) of debarment or suspension N/A

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?
Michael Frazier	Division Manager	Managerial	20+	5+	Manager

14. Have you ever failed to complete any work awarded to you? Yes ( ) No (✓)
If so, where and why? N/A

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 (✓)
If so, state name of individual, other organization and reason therefore N/A

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

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.

N/A

The undersigned hereby authorize(s) and request(s) any person, firm, or corporation to furnish any pertinent information requested by the Parker Road Community Development 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.

Rotolo Consultants, Inc.
Name of Proposer

By: _____

This 2nd day of September, 2026

By: Brian Rotolo, CFO
[Type Name and Title of Person Signing]

State of Florida
County of St. Tammany

The foregoing instrument was acknowledged before me this 2nd day of September, 2026, by Brian Rotolo, of the Rotolo Consultants, Inc, who is personally know to me or who has produced Drivers License as identification and who did / did not take an oath.

_____
Signature of Notary Taking Acknowledgement

(SEAL)

Mary E. Spears, Notary Public #58914
My Commission expires with my life

CORPORATE OFFICERS

Company Name Rotolo Consultants, Inc. Date 9/09/26

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
Keith Rotolo	CEO-COB	Sets overall vision and strategy	Mandeville, LA
Michael Rotolo	President & COO	Oversees daily operations	Covington, LA
Brian Rotolo	CFO	Manages company's finances.	Covington, LA
Jodi Corey	SVP of Construction	Leads planning, execution, and delivery of construction projects.	Dimondhead, MS
Keith Kasey Doerr	Chief Marketing Officer	Directs marketing strategy, brand management customer acquisition, and market positioning.	Abita Springs, LA
Brandt Martin	Chief Operating Officer	Manages day-today operational functions, optimizing processes and performance across the organization.	Ocean Springs, MS
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

Company Name Rotolo Consultants, Inc. Date 9/09/26

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
Sophia Tsimekles	Area Manager	Oversee daily operations for the area.	2	3+
Eddy Fernandez	Safety Director/Risk Manager	Oversees safety programs, and training	6+	30+
Russell Harris	Corporate Horticulturist	Manages turf and bed care applications/management	5+	25+

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

Company Name Rotolo Consultants, Inc. Date 9/09/26

QUANTITY	DESCRIPTION	CAPACITY	LIST EQUIPMENT TO BE USED ON A REGULAR BASIS FOR THIS SCOPE	LIST EQUIPMENT AVAILABLE TO THE SITE FOR ENHANCEMENTS & EMERGENCY RESPONSE
2	72" John Deere Zero-Turn Mower	See attached Equipment List	2	2
2	72" Greenzie Autonomous Mower	See attached Equipment List	2	2
6	STIHL String Trimmer	See attached Equipment List	6	6
6	STIHL Edger	See attached Equipment List	6	6
6	STIHL Backpack Blower	See attached Equipment List	6	6
6	Lesco ZSPRAY	50 Gal PCO/P530	6	6

MAINTENANCE CREW & SCHEDULING

Company Name Rotolo Consultants, Inc. Date 9/09/26

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	4	1	Jermaine Holmes	Sophia Tsimekles
Section #2	4	1	Jermain Holmes	Sophia Tsimekles
Combined (Section #1&2)	8	2	Jermain Holmes	Sophia Tsimekles

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	4	9
Section #2	3	9
Combined (Section #1&2)	7	18

AFFIDAVIT FOR INDIVIDUAL

STATE OF _____ SS:

COUNTY 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.

_____
(Proposer Must Also Sign Here)

Sworn to before me this _____ day of _____, 2026.

_____
Signature of Notary

Notary Public / Expiration:_____

(SEAL)

AFFIDAVIT OF PARTNERSHIP

STATE OF _____ SS:

COUNTY OF _____

_____, a member 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 of a General Partner is Required)

Sworn to before me this _____ day of _____, 2026.

_____
Signature of Notary

Notary Public / Expiration:_____

(SEAL)

AFFIDAVIT OF CORPORATION

STATE OF Louisiana SS:

COUNTY OF St. Tammany

Brian Rotolo, (title) Chief Financial Officer of the firm of Rotolo Consultants, Inc., 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 2nd day of September, 2026.

Signature of Notary

Mary E. Spears, Notary Public #58914
My Commission expires with my life

Notary Public / Expiration:

(SEAL)

I. Proposal Package

d. Non-Collusion Statement

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Louisiana

COUNTY OF St. Tammany

I, Brian Rotolo, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a Chief Financial Officer in the firm of Rotolo Consultants, Inc., 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 2nd day of September, 2026.

Signature by authorized representative of Proposer

STATE OF Louisiana

COUNTY OF St. Tammany

The foregoing instrument was acknowledged before me this 2nd day of September, 2026, by Brian Rotolo, of Rotolo Consultants, Inc, who is personally know to me or who has produced Drivers Lic as identification and who did / did not take an oath.

Signature of Notary Taking Acknowledgement

(SEAL)

Mary E. Spears, Notary Public #58914
My Commission expires with my life

I. Proposal Package

e. Acknowledgment of Receipt of Documents

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 September, 2026, by:

Rotolo Consultants, Inc.
[Company]

38001 Brownsvillage Road, Slidell LA, 70460
[Business Address]

(800) 641-2427
[Telephone]

(985) 643-2691
[Facsimile]

maintenance@rotoloconsultants.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	BR (Initial)
☑	I.b.	Instructions to Proposers	BR (Initial)
☑	I.c.	Organization Information of Proposer	BR (Initial)
☑	I.d.	Non-Collusion Statement	BR (Initial)
☑	I.e.	Acknowledgement of Receipt of Documents	BR (Initial)
☑	II.a.	Scope of Services	BR (Initial)
☑	II.b.	Map of Area to be Maintained	BR (Initial)
☑	II.c.	Form of Landscape and Irrigation Maintenance Agreement	BR (Initial)
☐			

☐ II.

☑ III. Proposal Forms BR (Initial)

☑ IV. Evaluation Criteria BR (Initial)

II. Services Requested Detail

Section II-a Scope of Services

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.

1. 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 three (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.

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.

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 on to 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, pinecones, 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.

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 four (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.
(Note: Command live soils are recommended.)

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 five (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 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.

E. 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".

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.

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 that 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.

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

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

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 Molybate and Zinc Sulfate

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

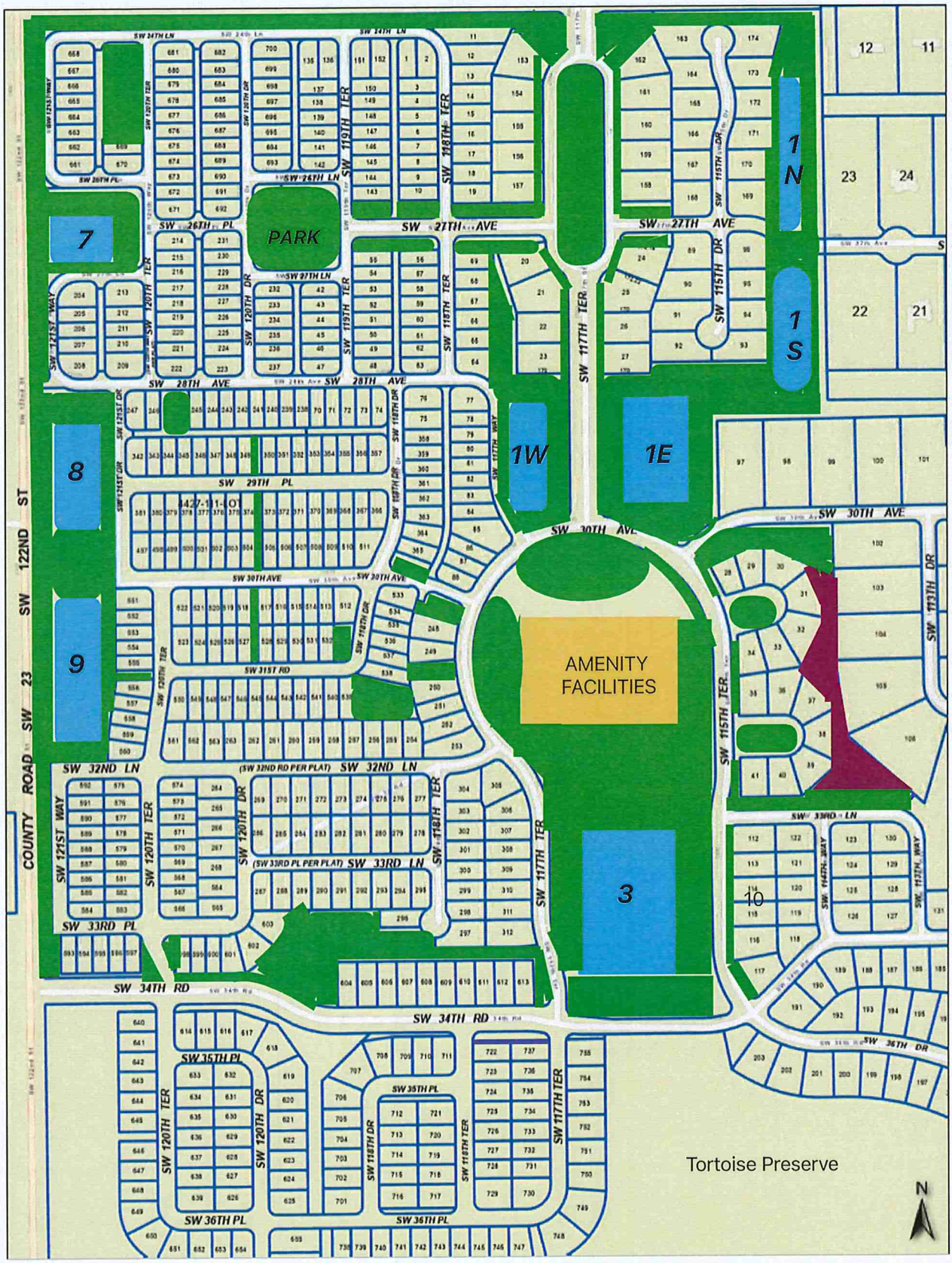
0-0-10 LABEL	
Material	
Soluble Potash	10.00
Total Magnesium	5.00
Soluble Magnesium	5.00
Soluble Manganese	2.00

Derived From:
Polymer Coated Sulfate of Potash-Magnesia, Sulfate of Potash-Magnesia, and Manganese Sulfate

II. Services Requested Detail

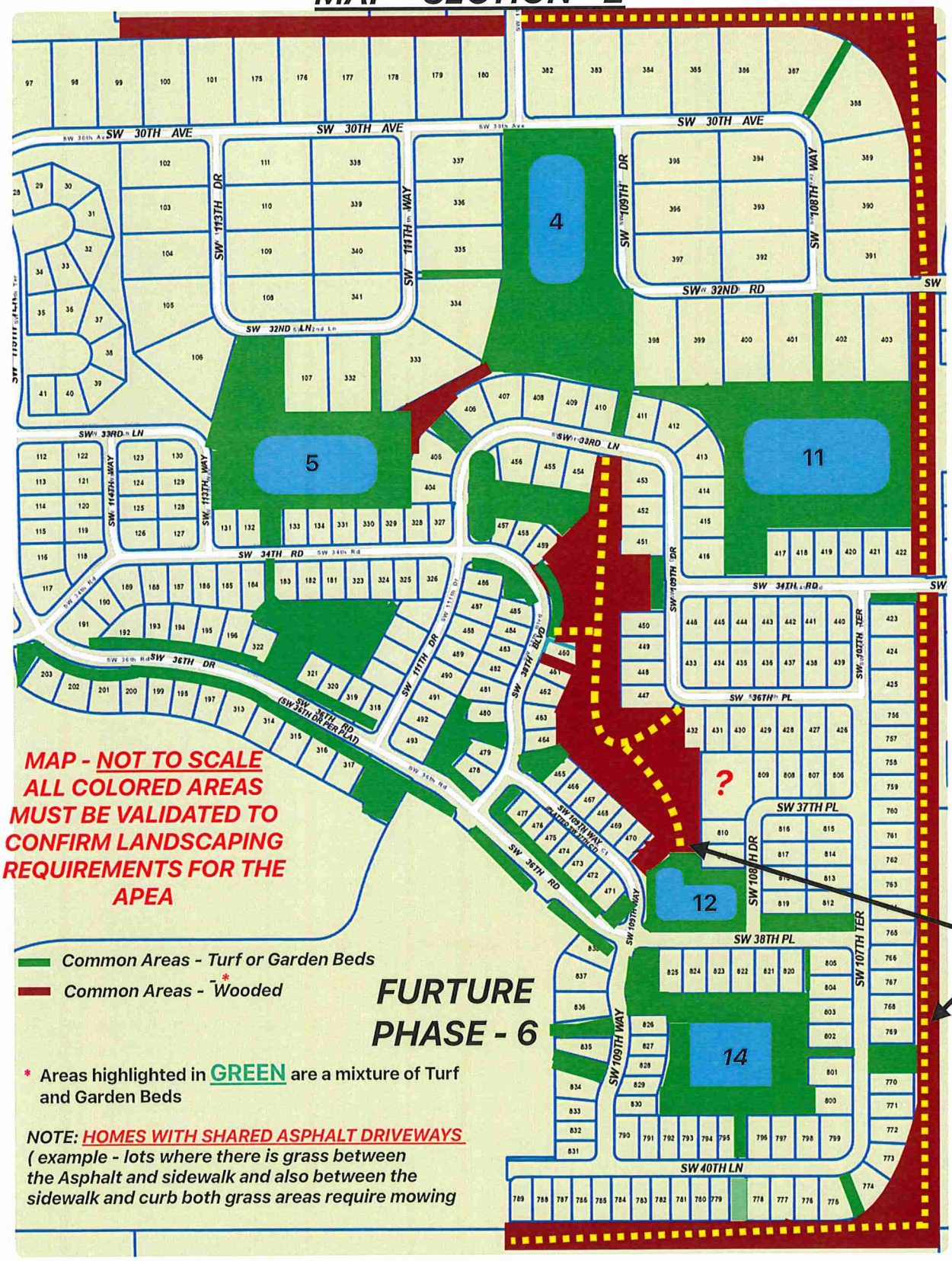
Section II-b Maps of Areas to be Maintained

OAKMONT LANDSCAPING MAP - SECTION - 1



MAP_OAK_1
PDF Document · 557 KB

OAKMONT LANDSCAPING
MAP - SECTION - 2

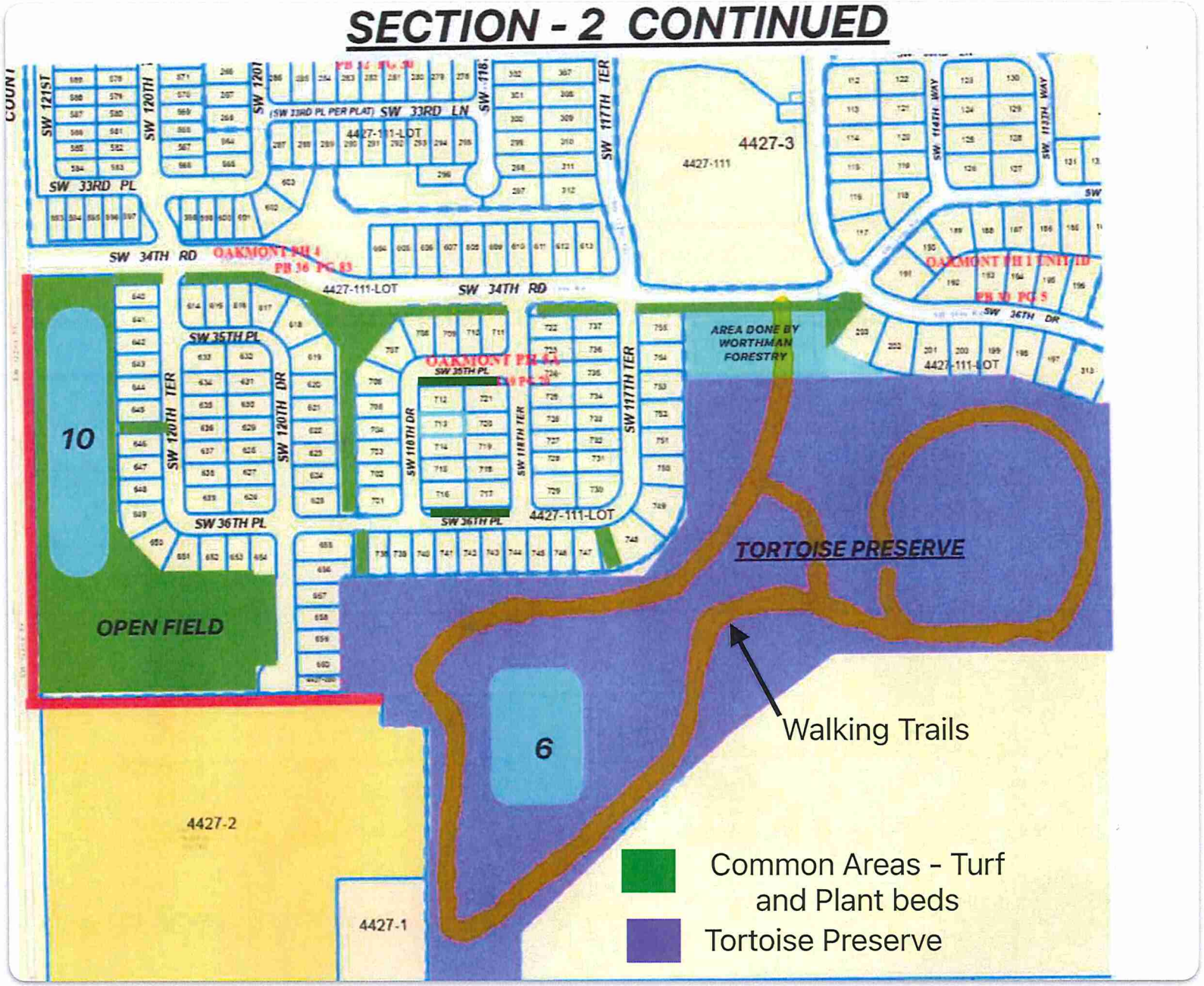


* Areas highlighted in GREEN are a mixture of Turf and Garden Beds

NOTE: HOMES WITH SHARED ASPHALT DRIVEWAYS
(example - lots where there is grass between the Asphalt and sidewalk and also between the sidewalk and curb both grass areas require mowing

OAKMONT LANDSCAPING MAP

SECTION - 2 CONTINUED



II. Services Requested Detail

Section II-c.
Form of Landscape and Irrigation Maintenance Agreement

FORM OF AGREEMENT

AGREEMENT BETWEEN PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AND _____FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this _____ day of _____2026, by and between:

Parker Road Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Alachua County, Florida, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida, 32817 (District) and

_____, _____, whose address is _____("Contractor" and, together with the District, "Parties")

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including on-site and off-site roadways, water, wastewater and reclaimed water facilities, stormwater management facilities, roadway lighting, landscaping, on-site amenities and other infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES

A. The District desires that the contractor provide a high-quality level of professional Landscape and irrigation maintenance services within presently established standards. Upon all parties signing this Agreement, the Contractor shall provide the District with the specific services identified in this Agreement.

B. While providing the services identified in this Agreement, The Contractor shall assign such staff as maybe required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to insure completion of the services.

C. The Contractor shall provide the specific professional services as shown in Paragraph Three (3) of this agreement.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES.

The duties, obligations, and responsibilities of the Contractor are to be performed as described in the Scope of Services, which is incorporated by reference as a material part of this Agreement in Sections **II a.,b., and c.** Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. ACCEPTANCE OF SITE,

By executing this agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the bid, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation, in its current condition, and on an "as is " basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractors expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractors failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or irrigation was not in good condition or that the site was unsuitable for such landscaping and or irrigation.

5. MANNER OF CONTRACTOR'S PERFORMANCE.

The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provisions of service to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B The Contractor Agrees that the District shall not be liable for the payment of any work of services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the district's policies and decisions with respect to materials, equipment, elements and systems pertinent to the Contractors services.

1. District hereby designates District Chair and District manager to act as its representative in matters related to this agreement.

2. The contractor agrees to meet with the District representative no less than four (4) times per month. The Contractor also agrees to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement a minimum of one (1) time per month or as often as the District deems necessary.

3. The District Representative may appoint an employee or employees of the Berman Corp. to act as an alternate representative as may be required during on site meetings

6. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule it employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.

7. Contractor shall use all due care to protect the property of the District, it residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

6. **COMPENSATION; TERM.**

A. As compensation for services described in this Agreement, the District agrees to pay the Contractor in monthly payments of $_____ (_____Dollars) for the previous month's work. Work shall commence on or about **October 1, 2026, and end September 30, 2027.** in the event this agreement is terminated pursuant to Section 14 herein, payment will be prorated for the payment period during which termination becomes effective.

B. If the District should desire to extend the agreement for two (2) additional one-year terms, at the compensation rate established in Exhibit B, District shall notify Contractor within thirty (30) days of the then current expiration date of this Agreement of its desire to do so.

C. If the District should desire additional work or services, or to add additional lands to be maintained, The Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed in writing. No additional services shall be provided by the Contractor unless done at the direction of the District

D. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees. Any subcontractors proposed to be used by Contractor are subject to approval by the District, which approval maybe withheld in the District's sole discretion.

E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

7. **INSURANCE.**

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, representatives and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage's, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have an A.M. Best's Insurance Reports rating of at least A-VII

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required Insurance.

8. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B Contractor agrees to indemnify and hold harmless the District and its officers, supervisors, agents and employees and the District Representative from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate

proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

14. TERMINATION.

The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for work and/or services rendered up until the effective termination of this Agreement, an amount prorated in accordance with Section 5(A) of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

15. PERMITS AND LICENSES.

All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

16. ASSIGNMENT.

Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such prior written approval shall be void.

17. INDEPENDENT CONTRACTOR STATUS.

In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees, subcontractors, material men or suppliers, of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by anyone or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

18. HEADINGS FOR CONVENIENCE ONLY.

The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

19. ENFORCEMENT OF AGREEMENT.

In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

20. AGREEMENT.

This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

21. AMENDMENTS.
Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

22. AUTHORIZATION.
The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

23. NOTICES.
All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: **Parker Road Community Development District**
Attn: District Manager
3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817

With a copy to: **Kutak Rock**
Attn: District Counsel
107 W. College Avenue
Tallahassee, Florida 32301

B. If to the Contractor:

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

24. THIRD PARTY BENEFICIARIES.
This Agreement is solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

25. CONTROLLING LAW.
This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

26. EFFECTIVE DATE.
This Agreement shall be effective after execution by both the District and the Contractor and shall remain in effect for a term of one (1) year unless terminated by either of the District or the Contractor.

27. PUBLIC RECORDS.
Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Vivian Carvalho ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall

1) keep and maintain public records required by the District to perform the service;
2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes;
3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and
4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817.

28. SEVERABILITY.
The invalidity or unenforceability of anyone or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

29. ARM'S LENGTH TRANSACTION.

This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

30. COUNTERPARTS.

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

31. E-VERIFY.

The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

f the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS:

acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- **A.** Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to \ transact business with public entities;
- **B.** Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
- **C.** Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
- **D.** Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
- **E.** Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman, Board of Supervisors

CONTRACTOR

_____

a _____

_____

_____
(Signature of Witness

By:_____
Its:_____

_____
(Print Name of Witness)

Sections.
a. - Scope of Services,
b. - Maps of areas to be Maintained
c. - Form of Landscaping and Irrigation Maintenance agreement.

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

_____

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES PROPOSAL

TO: Parker Road Community Development District

FROM: Rotolo Consultants, 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	$30,247.94	$362,975.32	(for twelve (12) months)
Term 2	$31,155.38	$373,864.60	(for twelve (12) months)
Term 3	$32,090.04	$385,080.54	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (1,860 SF)	$ 32,380.44	$ 33,351.86	$ $34,352.41
St. Augustine (71,388.21 SF)	$ 5,025.93	$ $5,176.71	$ $5,332.01
Zoysia (951,843.54 SF)	$ 67,012.46	$ $69,022.83	$ $71,093.52
Bermuda (166,573.25 SF)	$ 11,727.22	$ $12,079.04	$ $12,441.41
Bahia (1,189,805 SF)	$ 83,765.61	$ $86,278.58	$ $88,866.94
Shrub Beds (300,589 SF)	$ 113,752.43	$ $117,165.01	$ $120,679.96
Trees & Palms	$ 17,959.01	$ $18,497.78	$ $19,052.72
Irrigation	$ 31,352.22	$ $32,292.79	$ $33,261.57
Mulch- Additional Service, not included in base price**	$ 150,368.80	$ $154,879.87	$ $159,526.26
TOTAL ANNUAL AMOUNT	$ 362,975.32	$ 373,864.60	$ 385,080.54

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 %	3.0 %	3.0 %

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	$17,495.24	$209,942.90	(for twelve (12) months)
Term 2	$18,020.09	$216,241.17	(for twelve (12) months)
Term 3	$18,560.70	$222,728.42	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (140 SF)	$ $2,435.25	$ $2,508.30	$ $2,583.55
St. Augustine (44,815.14 SF)	$ $3,402.68	$ $3,504.76	$ $3,609.90
Zoysia (597,519.39 SF)	$ $45,367.83	$ $46,728.86	$ $48,130.73
Bermuda (104,565.27 SF)	$ $7,939.32	$ $8,177.50	$ $8,422.83
Bahia (746,899.80 SF)	$ $56,709.83	$ $58,411.12	$ $60,163.46
Shrub Beds (168,352 SF)	$ $59,683.32	$ $61,473.82	$ $63,318.03
Trees & Palms	$ $14,911.25	$ $15,358.59	$ $15,819.35
Irrigation	$ $19,493.42	$ $20,078.22	$ $20,680.57
Mulch - Additional Service, not included in base price**	$ $84,445.44	$ $86,978.81	$ $89,588.17
TOTAL ANNUAL AMOUNT	**$** $209,942.90	**$** 216,241.17	**$** $222,728.42

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	**%**	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	$47,743.19	572,918.25	(for twelve (12) months)
Term 2	$49,175.48	$590,105.78	(for twelve (12) months)
Term 3	$50,650.75	607,808.97	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	Term 2 (10/1/27 – 9/30/28)	Term 3 (10/1/28 – 9/30/29)
Annual Rotations (SF)	$ $34,815.69	$ $35,860.16	$ $36,935.96
St. Augustine (116,203.34 SF)	$ $8,428.61	$ $8,681.47	$ $8,941.91
Zoysia (1,549,362.93 SF)	$ $112,380.29	$ $115,751.69	$ $119,224.25
Bermuda (271,138.53 SF)	$ $19,666.55	$ $20,256.54	$ $20,864.24
Bahia (1,936,704.80 SF)	$ $140,475.44	$ $144,689.70	$ $149,030.40
Shrub Beds (468,941 SF)	$ $173,435.75	$ $178,638.82	$ $183,997.99
Trees & Palms	$ $32,870.27	$ $33,856.38	$ $34,872.07
Irrigation	$ $50,845.65	$ $52,371.02	$ $53,942.15
Mulch- Additional Service, not included in base price**	$ $234,814.24	$ $241,858.67	$ $249,114.43
TOTAL ANNUAL AMOUNT	$ 572,918.25	$ $590,105.78	$ 607,808.97

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 %	3%	3%

Description	Unit	Cost
Additional labor outside of scope		
General Laborer	HR	$52.00
Irrigation Technician	HR	$97.00
Irrigation Repairs - includes labor and materials		
.5" to 1" Line Break	LF	$0.54
1.25" to 2" Line Break	LF	$ 1.38
2.5" to 3" Line Break	LF	Fair Market
4" Line Break with Mechanical Fittings	LF	Fair Market
1" Gate Valve Material Only	EA	$15.34
1.5" Gate Valve Material Only	EA	$26.00
2" Gate Valve Material Only	EA	$55.34
2.5" Gate Valve Material Only	EA	Fair Market
3" Gate Valve Material Only	EA	Fair Market
4" Gate Valve Material Only	EA	Fair Market
1" Scrubber Valve	EA	$250.50
1.5" Scrubber Valve	EA	$307.25
2" Scrubber Valve	EA	$387.25
3" Scrubber Valve	EA	
Valve Box, various sizes	EA	$38.94
Tree Bubbler Assembly, Match Existing	EA	$56.79
Spray Nozzle	EA	$1.70
MP Nozzle	EA	$1.70
Spray Head - 6" Pop-up, Match Existing	EA	$11.75
Spray Head - 12" Pop-up, Match Existing	EA	$19.47
Shrub Head - Pop-up, Match Existing	EA	$34.56
Rotary Head - 3/4"-1", Match Existing	EA	$20.40
Landscape - includes labor and materials		
Mulch - Hardwood	CY	90.64 Per Yard Installed
Mulch - Pine Fines	CY	$6.75 Per Yard Installed
Mulch - Pine Straw	CY	10.33 Per Bale Installed
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - <500 SF	SF	$545.00 Per Pallet 450sqft
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - 500-5,000 SF	SF	$950.00 Per Pallet 450sqft
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - >5,000 SF	SF	$500.00 Per Pallet 450sqft
Argentine Bahia Sod - <500 SF	SF	$2.10 Per SF
Argentine Bahia Sod - 500-5,000 SF	SF	$2.10 Per SF
Argentine Bahia Sod - >5,000 SF	SF	$2.10 Per SF
Annuals - 4-5"	EA	$57.12 Per Flat
Ground Cover - 1 gallon, Match Existing	EA	$13.14
Shrub - 3 gallon, Match Existing	EA	$24.44
Shrub - 5 gallon, Match Existing	EA	$40.52
Shrub - 7 gallon, Match Existing	EA	$32.48
Shrub - 15 gallon, Match Existing	EA	$218.50
Equipment - includes operator		
Water Truck (2,450 gallons), 8 hours on site	Week	$6,080
Water Truck (2,450 gallons), 8 hours on site	Month	$24,320

IV. Evaluation Criteria

Parker Road Community Development District

Evaluation Criteria

1. Technical Capability **(25 points)**

Considerations here include the geographic locations of the firm's office(s) in relation to the project; adequacy of equipment to perform the work in a high quality manner; adequacy and capabilities of labor available to perform the work according to the specifications; qualifications, training, and licenses/certifications of key personnel; evaluation of existing and future workload; the volume of work previously awarded to the firm; proposed detailed staffing levels, etc.

2. Experience **(25 points)**

The proposer's past record and experience in similar projects will be considered. Additional factors may include past performance on other projects, record and experience working for the references provided, observation of similar sites maintained by the firm, character, integrity, and reputation of respondent, etc.

3. Understanding of Scope of Work **(10 points)**

Points will be awarded based on the proposer's demonstrated understanding of the District's needs for the services requested and the level of detail provided in the proposal.

4. Price **(40 points)**

Points will be awarded to the proposer submitting the lowest total proposal for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that proposer's proposal and the low proposal.

Total Points Possible **100 Points**

Rotolo Consultants, Inc.

www.RotoloConsultants.com

Rooted in Tradition · Growing the Future

Parker Road CDD

Oakmont Landscape & Irrigation Maintenance Services

Issued: September 9, 2026

September 9, 2026

Parker Road Community Development District
c/o PFM Management Services LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817
Attn: Kwame Jackson, Associate District Manager

RE: Landscape and Irrigation Maintenance Services – Oakmont

Dear Mr. Jackson:

Rotolo Consultants, Inc. (RCI) is pleased to submit our proposal to provide landscape and irrigation maintenance services for the Parker Road Community Development District and the Oakmont community. Since 1977, RCI has built our business around maintaining landscapes where appearance, consistency, and responsive service directly affect the experience of residents, visitors, and property stakeholders.

Our proposed approach is built specifically around Oakmont's expectation for a landscape that is "Clean, Green, and Well Defined." RCI will assign a dedicated four-person landscape maintenance crew to each section, supported by dedicated project management, an irrigation technician, and horticultural specialists. Section 1 is planned for a four-day service cycle and Section 2 for a three-day service cycle, providing consistent weekly coverage while maintaining specialized resources for irrigation, pest, weed, and disease management.

RCI also understands that successful performance at Oakmont extends beyond routine mowing. Our team will proactively manage turf, ornamentals, trees and palms, irrigation, hardscape, litter, and overall landscape presentation. At contract commencement, we will conduct the required Baseline Landscape Evaluation to document existing conditions and establish a clear foundation for ongoing maintenance, communication, and accountability.

Our experience maintaining residential communities, high-profile commercial properties, and public landscapes throughout Florida provides RCI with the operational depth to meet the District's expectations while maintaining the attention to detail Oakmont requires. We appreciate the opportunity to present our qualifications and look forward to the possibility of serving the Parker Road Community Development District.

Sincerely,

Michael Rotolo
President & Chief Operations Officers | Rotolo Consultants, Inc.

Organization of Proposal Contents

TAB 1-
RCI'S APPROACH
TO SERVICES

TAB 2-
ORGANIZATION &
QUALIFICATIONS

TAB 3-
RELEVANT EXPERIENCE &
REFERENCES

TAB 4-
LICESNURE, CERTIFICATIONS,
& REQUIRED FORMS

TAB 5-
PRICING

Executive Summary:
Landscaping & Irrigation Services for Parker Road CDD

WHY RCI?

Rotolo Consultants, Inc. (RCI) understands that maintaining Oakmont requires more than completing a mowing cycle. Parker Road Community Development District expects a contractor capable of protecting the appearance, health, and long-term value of its landscape while maintaining the community to a consistently "Clean, Green, and Well Defined" standard. RCI's proposed operating plan is built specifically around that expectation.

01 | DEDICATED CAPACITY FOR EACH SECTION

RCI will assign a dedicated four-person landscape maintenance crew to each section of Oakmont. Section 1 will be completed over four 9-hour working days per service cycle, while Section 2 will be completed over three 9-hour working days. This section-specific deployment provides predictable weekly coverage and allows each crew to become familiar with its assigned landscape, irrigation conditions, detail areas, and recurring maintenance needs. Rather than moving one crew between both sections, RCI's approach establishes clear accountability for each service area while maintaining the ability to supplement resources when weather, seasonal growth, emergencies, or additional needs arise.

02 | STRONG LOCAL RESOURCES

Both crews will be supported by 72-inch autonomous and 72-inch commercial mowing equipment, along with the handheld and specialty equipment required for edging, trimming, cleanup, and detailed landscape maintenance. Matching crew size with high-production equipment allows RCI to move efficiently through larger turf areas while maintaining the finished appearance expected throughout Oakmont.

03 | MORE THAN MOWING

The Parker Road CDD scope requires comprehensive landscape stewardship, including turf, horticulture, irrigation, palms and trees, pest and weed management, trails, common areas, and ongoing coordination with District representatives. RCI brings the specialized personnel and operational depth to manage these responsibilities as an integrated landscape program. Our team will also establish a detailed baseline of existing conditions at startup, helping protect the District while creating clear priorities for long-term landscape improvement.









TAB 1-
RCI'S APPROACH TO SERVICES









Approach to Services

Rotolo Consultants, Inc. (RCI) will service Oakmont with two dedicated four-person crews, each led by an on-site crew lead/supervisor and directly overseen by a dedicated Project Manager who provides full-time contract administration, District communication, and quality control for the community. Crew 1 will complete a full maintenance cycle of Section 1 in four (4) working days, and Crew 2 will complete a full maintenance cycle of Section 2 in three (3) working days, both operating 9-hour workdays to ensure every service area receives consistent, weekly attention. A dedicated Irrigation Technician, assigned outside of the landscape maintenance crews, performs system inspections, minor repairs, and controller adjustments so that irrigation issues are addressed without disrupting the mowing/detail schedule. Crews are equipped with 72" John Deere Z-Turn mowers and autonomous mowers sized to the scale of each service area, along with string trimmers, stick edgers, backpack blowers, and other small hand tools to maintain the "Clean, Green, and Well Defined" standard set forth in the specifications. Prior to mowing, crews monitor each workspace for trash and debris, clearing the area before equipment starts so that litter is not spread or shredded during mowing operations, keeping the community clean throughout every service cycle.

On-Site Inspection Findings & Proposed Solutions

RCI's site walk identified generally healthy turf and plant material with isolated areas of bed encroachment along turf edges and several irrigation heads requiring adjustment for coverage. Upon award, RCI will perform a formal Baseline Landscape Evaluation — including photo documentation, a dead/declining plant inventory, and a full irrigation system evaluation — and will submit a written report with recommendations and cost estimates prior to the first service cycle.

Exclusions Based on Existing Conditions

This proposal excludes removal of excessive storm/tropical event debris, mulch build-up removal (bid separately per the specifications), and replacement of plant material identified as declining in the Baseline Landscape Evaluation.

Pruning Approach

Shrubs: pruned with natural, rounded forms (squared only where design-intended) to encourage healthy structure and flowering, maintaining a 6" clearance from structures, roadways, and sidewalks. Trees: pruned per ISA-approved standards to preserve the central leader, with no topping, and street trees held to 7' clearance over sidewalks and 14' over roadways. Palms: fronds removed only once brown, cut close to the trunk without damaging the petiole base, with palms over 12' pruned a minimum of two times per year and specimen palms cleaned during every weekly service. Ornamental Grasses: cut back seasonally to promote vigorous new growth and maintain a neat, uniform appearance year-round.

Pest, Weed & Disease Control

RCI's dedicated horticulture technicians monitor turf and plant material during every service visit to keep grounds pest-, weed-, and disease-free, implementing an Integrated Pest Management approach based on UF/IFAS recommendations. As required by the specifications, RCI will supply the District with chemical application information — product, rate, and target area — with every application performed, in addition to monthly Landscape Log submissions documenting all fertilization and pest/weed treatments.

Hardscape Maintenance

RCI maintains all flatwork, columns, fences, and monuments free of debris, and specifically maintains cracks and expansion/control joints in hardscape surfaces free of weeds through routine chemical and mechanical crack-and-crevice treatment, preventing vegetative growth that degrades pavement and walkway appearance.

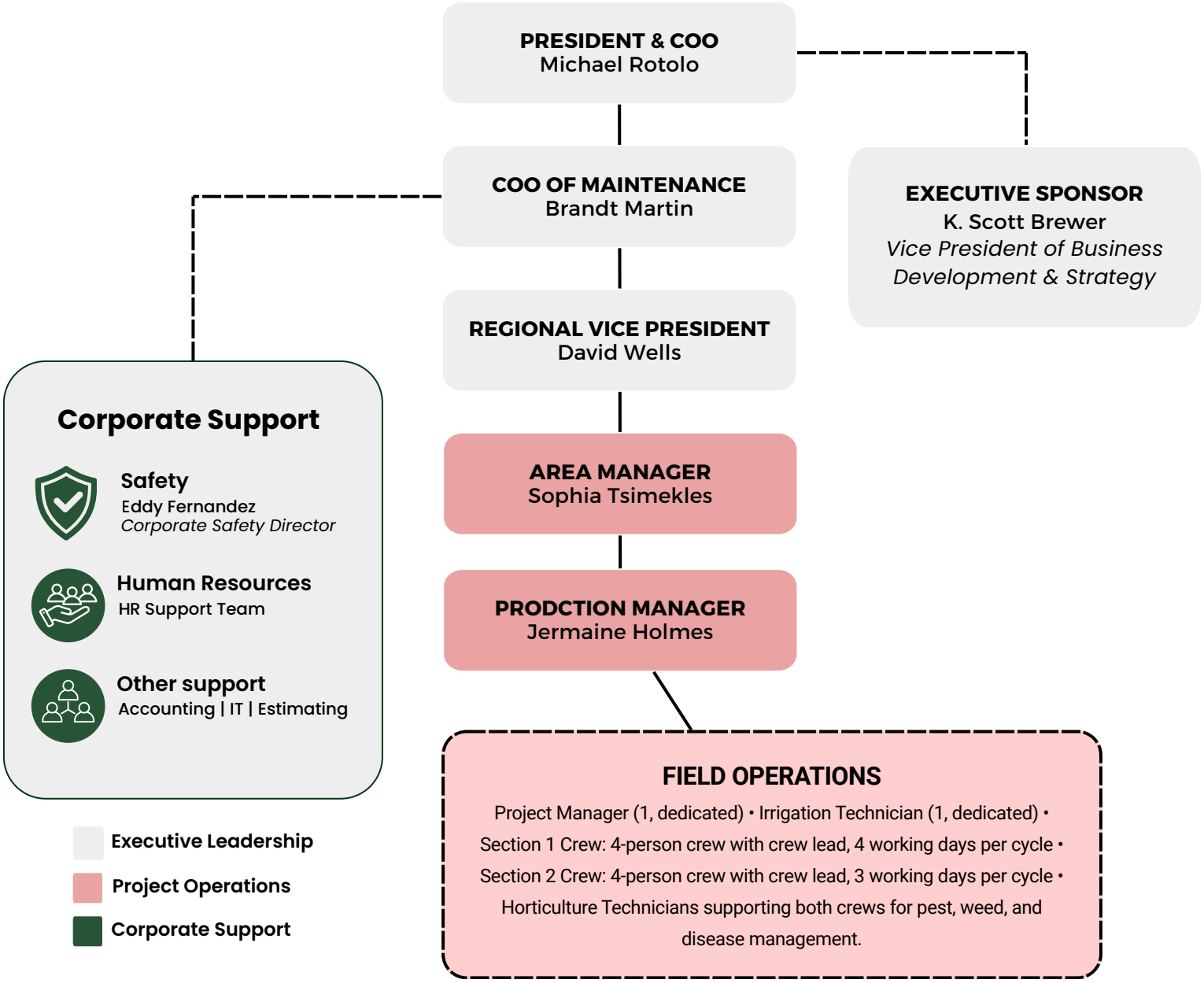
Irrigation Maintenance

The dedicated Irrigation Technician performs routine coverage checks, minor repairs, valve box and head maintenance, and controller programming, with mainline repairs completed within 24 hours and photo-documented as required by the specifications.

Staffing Summary

Project Manager (1, dedicated) • Irrigation Technician (1, dedicated) • Section 1 Crew: 4-person crew with crew lead, 4 working days per cycle • Section 2 Crew: 4-person crew with crew lead, 3 working days per cycle • Horticulture Technicians supporting both crews for pest, weed, and disease management.




PRESIDENT & COO
Michael Rotolo
COO OF MAINTENANCE
Brandt Martin
EXECUTIVE SPONSOR
K. Scott Brewer
Vice President of Business Development & Strategy
REGIONAL VICE PRESIDENT
David Wells
AREA MANAGER
Sophia Tsimekles
PRODCTION MANAGER
Jermaine Holmes
FIELD OPERATIONS
Project Manager (1, dedicated) • Irrigation Technician (1, dedicated) • Section 1 Crew: 4-person crew with crew lead, 4 working days per cycle • Section 2 Crew: 4-person crew with crew lead, 3 working days per cycle • Horticulture Technicians supporting both crews for pest, weed, and disease management.
Corporate Support
Safety
Eddy Fernandez
Corporate Safety Director
Human Resources
HR Support Team
Other support
Accounting | IT | Estimating
Executive Leadership
Project Operations
Corporate Support

Position / Resource	Assignment	Primary Responsibility
Project Manager	1 Dedicated	Contract administration, District communication, scheduling, QA/QC, coordination of landscape, irrigation, and horticultural services
Section 1 Landscape Crew	4 personnel	Complete recurring Section 1 landscape maintenance over 4 working days per cycle at 9 hours/day
Section 1 Crew Lead	Included within 4-person crew	Daily field supervision, work sequencing, safety, quality control, service documentation
Section 2 Landscape Crew	4 personnel	Complete recurring Section 2 landscape maintenance over 3 working days per cycle at 9 hours/day
Section 2 Crew Lead	Included within 4-person crew	Daily field supervision, work sequencing, safety, quality control, service documentation
Irrigation Technician	1 Dedicated Specialty Resource	System inspection, controller management, coverage adjustments, minor repairs, troubleshooting, repair documentation
Horticulture Technicians	Specialty Support for Both Sections	Pest, weed and disease management, fertilization, plant-health monitoring and treatment
Additional RCI Resources	As Needed	Weather recovery, emergency response, enhancement work, seasonal workload and specialty support

Autonomous Mowing Technology

Wright® Autonomous ZK™ Stand-On Mower

A Best-Value Enhancement to Professional Grounds Maintenance

Rotolo Consultants, Inc. (RCI) strategically deploys commercially proven autonomous mowing technology to enhance service consistency, safety, and operational reliability on select properties. The Wright® Autonomous ZK™ Stand-On Mower is purpose-built for professional landscape operations and is utilized by RCI as a supervised productivity and quality tool, not a replacement for skilled personnel.

This technology allows RCI to deliver repeatable, high-quality mowing results while reallocating labor resources toward higher-value activities such as detailing, safety inspections, irrigation monitoring, and site presentation.

Focus Area	RCI Implementation Using Wright® Autonomous ZK™	Owner Benefit
Commercial-Grade Performance	Built on Wright's proven stand-on mower platform and engineered for daily professional use. Operates within digitally defined mowing zones to deliver precise, repeatable coverage across large or complex sites. Fully integrated into RCI's standard operating procedures and quality control program.	Consistent turf appearance, predictable results, and dependable performance on high-visibility properties.
Safety-Driven Design & Oversight	Deployed only under active professional supervision. RCI personnel remain assigned to the site during operation with continuous monitoring and immediate manual override capability. Integrated obstacle detection and automatic blade and motion shutoff reduce exposure and fatigue.	Reduced operational risk, enhanced site safety, and alignment with owner risk-management expectations.
Operational Efficiency (No Service Reduction)	Enhances consistency while allowing crews to focus on detailing, inspections, and site presentation rather than reducing service frequency. Lower noise profile supports daytime operations in sensitive environments.	Improved reliability, minimal disruption to occupants, and sustained service quality during peak growth or labor-constrained periods.



Commitment to Responsible Innovation: *RCI deploys autonomous mowing selectively and under professional supervision to support reliable operations while maintaining full accountability.*

Samsara Fleet Technology Platform

Fleet Visibility, Safety, and Operational Accountability

Rotolo Consultants, Inc. (RCI) utilizes the Samsara Connected Operations Platform across its fleet operations to enhance vehicle visibility, driver accountability, safety performance, and operational efficiency. Samsara is an industry-leading fleet management and telematics solution used by transportation, construction, utility, and service organizations throughout North America. By integrating GPS tracking, vehicle diagnostics, AI-enabled dash cameras, driver behavior monitoring, and mobile fleet management tools, RCI maintains real-time operational oversight of field activities and fleet assets

RCI Operational Use	Client Protection and Benefit
RCI utilizes the Samsara Connected Operations Platform to maintain real-time visibility of fleet vehicles, crews, and field activity.	Real-time fleet visibility improves operational transparency and helps verify contract performance and service activity.
Samsara GPS tracking allows RCI management personnel to monitor routes, verify crew activity, and review operational movement throughout service areas.	GPS documentation helps reduce missed service concerns and provides accountability during operational reviews or disputes.
Samsara vehicle diagnostics and telematics systems help RCI monitor vehicle health, maintenance needs, and operational performance.	Proactive fleet monitoring reduces equipment downtime and helps maintain consistent service reliability for the client.
AI-enabled safety cameras and driver monitoring tools support RCI's fleet safety and driver accountability programs.	Enhanced safety oversight helps reduce operational risk exposure and supports protection of client property, employees, and the public.
Samsara reporting tools provide route history, operational documentation, and mobile access to fleet information for supervisors and managers.	Immediate access to operational data improves responsiveness to client requests, emergencies, weather events, and service-related inquiries.

samsara



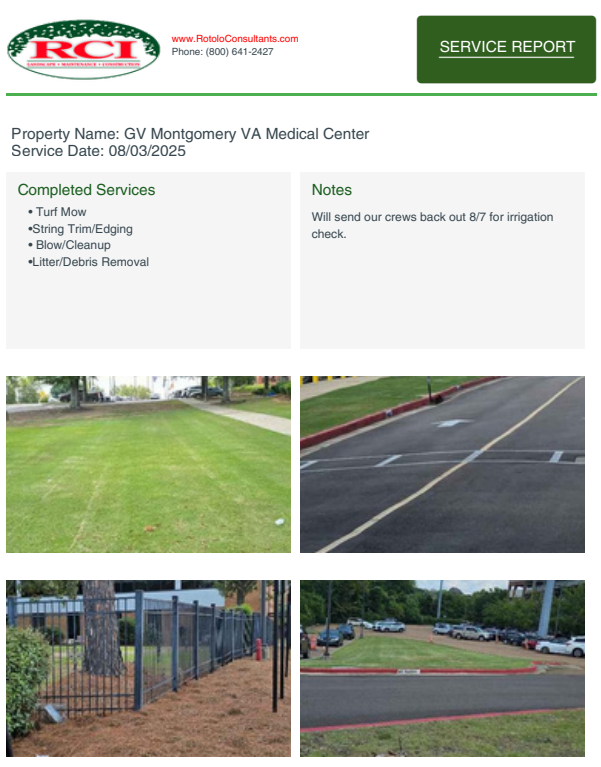
Simple, Informative Service Updates

Keeping our clients informed is a cornerstone of RCI's approach to landscaping services. The RCI Service NOW! platform is used to record, organize, and share service activity in a consistent, accessible format. This process ensures property and facility managers receive accurate updates, visual documentation, and a complete service history for their sites.

Key Feature	Description
Breakdown of Services Delivered	Includes tasks such as debris or limb removal, mulch application, mowing, edging, and pruning.
Photo Documentation	Visual record of services performed and conditions observed on-site.
Chemical Application Reports	Stored and accessible for compliance, inspections, and facility manager record-keeping.

How It Works

- **Service Logging**: Site managers enter details of work performed—both routine and specialized—directly into the mobile app during or immediately after service.
- **Photo Capture**: Each visit includes images showing completed work and any areas requiring attention.
- **Automated Reports**: Once data entry is complete, the system generates a PDF service summary and sends it by email to the property or facility manager.
- **Centralized Records**: All reports, including chemical application logs, are stored in a secure database for easy retrieval.



Powered by RCI Service NOW! — Ensuring every service is recorded, verified, and accessible when you need it.

Building Expertise & Ensuring Safety
RCI invests heavily in staff development to ensure client confidence and regulatory compliance.

Training Component	Details
Initial Training	Classroom instruction + safety certification prior to field assignment.
One-Year Apprenticeship	Field experience under licensed supervision.
Certification	National Pesticide Applicator Certification Core Manual + state licensure.
Continuing Education	Seminars through cooperative extensions and state agriculture agencies.

Why This Matters for Clients
✔️ **Licensed Professionals** – Every application performed by certified chemical technicians.
✔️ **Regulatory Confidence** – Compliance with the highest federal, state, and property-specific standards.
✔️ **Sustainability** – Reducing pesticide use through proactive, environmentally sound strategies.
✔️ **Transparency** – Every application documented, every step accountable.





TAB 2-
ORGANIZATION & QUALIFICATIONS









From Roots to Results: Transforming Landscapes with Excellence and Innovation Since 1978

Since opening our doors as a local plant nursery in 1978, Rotolo Consultants, Inc. (RCI) has been providing clients across the U.S. with full-suite landscape and construction services. Over the years, RCI has grown from a family nursery into a leader in the green industry, known for our commitment to quality, innovation, and customer satisfaction. Our team of skilled professionals brings a wealth of expertise to every project, ensuring that each client's vision and needs are brought to life with precision and care.

Our success is built on strong relationships with our clients coupled with the use of state-of-the-art equipment and the latest industry techniques delivering results that not only meet but exceed our clients' expectations. We pride ourselves on our responsiveness and our ability to tailor our services to the specific needs of each property. RCI is committed to providing exceptional service that supports the visions of our clients.

Our team possesses the ability to handle a diverse range of projects, from large-scale commercial developments and high-end resorts to school districts and municipalities. We maintain 1,000+ properties across the country— and we do it with creativity, passion and integrity. Our full-suite landscape maintenance services include:

- Annual Installations
- Turf Maintenance
- Ornamental & Tree Maintenance
- Irrigation System Maintenance
- Athletic Fields Management
- GIS Mapping
- Debris Removal
- ROW Maintenance
- Landscape Assessments
- Mulching
- Chemical Application
- Horticultural Services





OUR MISSION STATEMENT

RCI is committed to providing quality products and services by incorporating creativity, professionalism, integrity and continuous improvement. In the on-going spirit of partnership, we strive to provide a rewarding atmosphere for our team in order to produce outstanding results for our clients.

OUR CORE VALUES

Our core values are the key to our success and the reason our clients come back to us again and again, often asking for our senior team members and superintendents by name since 1978.

Integrity

We conduct our business with honesty, reliability and consistency in order to produce positive results for both our clients and our team members.

Creativity

We seek innovative solutions for clients via imaginative and unique approaches delivered impeccably by our team of industry professionals.

Passion

We are passionate about what we do, and this passion fuels our team to be the best at what we do each and every day for each and every client.

45+ years in business.

Recognized as one of the top 20 largest commercial landscape companies in the U.S.



27 operational locations across 8 states.

1,000+ employees

1,000+ landscape maintenance clients

100+ current construction clients

300+ fleet

Over $20 million in owned equipment

Retention rate of over 95% on existing maintenance clients

Prepared to Deliver Superior Service, Every Time

RCI holds professional relationships with industry leaders such as Isuzu, John Deere, and Stihl. Our purchasing power assures government-level pricing structure and "front of the line" ability to secure equipment on short notice. In addition, with **over $20 million** of owned equipment currently, RCI has the ability to deploy any level of equipment and vehicles required initially to commence operations at any level.

RCI has the ability and proven track record to quickly staff large-scale operations. We hold the philosophy of maintaining "bench strength" management and supervisors at all times in order to absorb the on average **15% year-over-year growth** that we have successfully absorbed over the last decade. Our ongoing internal training system ensures all staff are fully trained on all equipment employed on a job site. With multiple purchasing agents, all necessary stock, supplies, and inventory are identified and in place prior to the start of any project we undertake.

Built within our entire proposal are the staff and equipment to assure a quality project. Historically, we have a **retention rate of over 95%** on existing landscape maintenance clientele. This does not happen by accident but only through proper management and staffing with checks and controls ensuring every team member is held responsible for their area of work.

RCI is also proud of our **300+ fleet** of trucks and numerous large equipment pieces. As proud R&D partners with John Deere and Rain Bird, we serve as strategic account holders for both. RCI remains on the cutting edge of what is happening within the green industry, standing ready to offer our clients superior service.

As a top contractor, we provide full-suite landscape and construction services, including:

LANDSCAPE MAINTENANCE

- Athletic Fields Management
- Turf Debris Removal
- ROW Maintenance
- Landscape Assessments
- Mulch
- Annuals
- Turf Maintenance
- Ornamental & Tree Maintenance
- Irrigation System Maintenance Chemicals/Horticultural Services

CONSTRUCTION

- Hardscape
- Aquatics
- Design & Build
- Lighting
- Erosion Control
- Irrigation
- Athletic Fields & Complexes
- Fencing
- Retaining Walls
- Hydro-Seed
- Drainage
- Signage

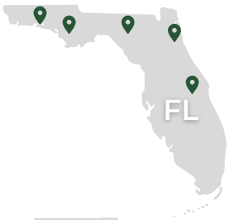
DISASTER RELIEF

- Tree Removal
- Debris Removal
- Landscape, Aquatic, Hardscape Renovation & Emergency Repair
- Labor & Equipment Assists
- Hurricane Relief
- Property Assessments
- Demolition
- Pressure Washing
- Mold Remediation
- Roof Repair

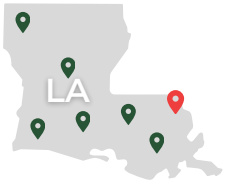
DESIGN + ASSIST

- Land Planning
- Landscape Architecture
- GIS Mapping & Presentations
- Irrigation Assessments
- Landscape Master Planning
- Permit Documents
- Aquatic Facility Design
- RV Park Design
- Signage & Hardscape Design
- Landscape, Irrigation & LED Lighting Design

















ALABAMA
- Alexander City
- Birmingham
- Mobile
- Tuscaloosa

FLORIDA
- Destin
- Jacksonville
- Kissimmee
- Orlando
- Panama City Beach
- Tallahassee

GEORGIA
- Columbus

LOUISIANA
- Alexandria
- Baton Rouge
- Lake Charles
- Lafayette
- New Orleans
- Shreveport
- Slidell

MISSISSIPPI
- Biloxi
- Hattiesburg
- Jackson

SOUTH CAROLINA
- Clemson

TENNESSEE
- Memphis
- Nashville

TEXAS
- Austin
- Houston
- Sugarland

27 Operational Locations

CONTACT US:
(800) 641-2427
info@RotoloConsultants.com
www.RotoloConsultants.com

Michael Rotolo | President & Chief Operations Officer

Michael Rotolo has been with RCI since 2005 and serves as the company's President and Chief Operations Officer. He is a graduate of the Georgia Institute of Technology where he earned a degree in Mechanical Engineering. With nearly two decades of experience at RCI, Michael's experience and expertise ensures the highest quality of services are provided to each and every RCI client. Under his leadership, the company has seen significant growth and innovation, continually adapting to meet the evolving needs of its clients. His passion for engineering and leadership is matched only by his dedication to making a positive impact both within and outside of RCI.

Brandt Martin | Chief Operations Officer of Maintenance

As Chief Operations Officer of Maintenance, Brandt Martin oversees all aspects of multiple maintenance divisions throughout a seven-state area with a specific focus on customer relations, contracting, acquisition/integration, resource allocation and field operations. Brandt Martin is an accomplished executive with 15+ years in landscape and construction. In partnership with his executive management team, Brandt creates customer service packages that support the company's mission and goals while providing best-in-class products and services for the company's maintenance clients across the Southeastern U.S.

David Wells | Regional Vice President

David Wells serves as Regional Vice President of Maintenance for RCI. With over two decades of experience and nearly 15 years at RCI, he has held various leadership roles at the company. Since joining in 2010, David Wells has served as Supervisor, Area Manager, Regional Manager, Division Manager, and currently RVP of Maintenance. He brings a wealth of industry knowledge to every role he undertakes. His dedication to excellence, coupled with his extensive experience in all facets of landscaping operations, positions him as a seasoned and accomplished professional in the industry.

University Medical Center
New Orleans, LA

RCI delivered comprehensive landscape construction, aquatic and hardscape installations, and continues to provide expert maintenance to ensure the property's visual and functional excellence.



K. Scott Brewer | Vice President of Business Development and Strategy

K. Scott Brewer is a seasoned professional with nearly 30 years of experience in the green industry and 25 years of dedicated service at Rotolo Consultants, Inc. (RCI). Since joining RCI in 2000, Mr. Brewer has held several key leadership positions, including Corporate Strategist, Business Development Manager and Senior Regional Manager of Maintenance Operations, before advancing to his current role as Vice President. He is recognized for his strategic mindset, operational expertise, and collaborative leadership style, which have contributed to building strong client relationships and driving high-performance teams. As Vice President, he provides oversight of key initiatives, aligning organizational goals with service delivery and long-term client satisfaction. Mr. Brewer's deep industry knowledge and proven leadership make him a trusted voice in both internal decision-making and external client engagement.

Eddy Fernandez | Corporate Safety Officer

As Safety Manager, Eddy Fernandez identifies, develops, and implements risk management programs, policies, and initiatives, including analysis and recognition of trends as well as risk mitigation programs to manage exposure and loss. Eddy leads RCI's weekly toolbox talk giving managers a weekly safety topic to discuss in further detail with crews each day. Eddy is bilingual with the ability to speak and write both English and Spanish. With over 24 years of experience in safety management, Eddy boasts many safety certifications, a few of which being OSHA 10, 30, 500, and 501.

Russell Harris | Corporate Horticulturist, ISA Certified Arborist

Russell Harris, RCI's Corporate Horticulturist and ISA Certified Arborist (#SO-11483A), supports the construction and maintenance divisions at RCI across all markets. Harris has a Bachelor of Science in Horticultural Systems and a Master of Science in Horticulture and Pesticide Chemistry. He has been a licensed Commercial Pesticide Applicator for industrial, right of way, ornamentals & turf, and aquatics since 1997, and has held a horticultural service license since 1997. His work experience includes 25+ years working in the golf course industry, landscape industry, and as a county agent.

Rapid Response. Proven Recovery. Trusted Experience.

With over 45 years of landscape and infrastructure expertise, RCI operates a dedicated Disaster Relief Division prepared to respond immediately to natural disasters. Our teams are often mobilized before the storm passes, ensuring communities and facilities can recover faster and safer.

- **Hurricane Ida** - LA & MS
- **Hurricane Laura** - Lake Charles, LA
- **Hurricane Sally** - Gulf Shores, AL
- **Hurricane Delta** - Lake Charles, LA
- **Hurricane Zeta** - Gulf Shore, AL
- **Houston Port Fires** - Houston, TX
- **Hurricane Harvey** - Houston, TX
- **Hurricane Katrina** - LA & MS
- **Hurricane Michael** - FL Panhandle
- **Hurricane Maria** - Puerto Rico
- **Hurricane Florence** - North & South Carolina
- **BP Oil Spill** - Gulf Coast
- **Joplin Tornado** - Joplin, MO
- **Omaha Floods** - Omaha, NE
- **ExxonMobil Spill** - Yellowstone River, MT

RCI has the ability to provide immediate assistance and solutions in incredibly overwhelming situations and is typically able to mobilize teams at the same time emergency service vehicles are on the road. We've helped a variety of clients navigate disaster damage, including casinos, large residential complexes, and complete cities. We've also helped various communities recover from hurricanes, tornados, fires, floods, and more. RCI is committed to providing all necessary tools for recovery. We are prepared to handle hazardous materials, monitor debris, and plan pre-events during storm season.

In the wake of disaster, RCI can provide push crews to clear debris, demolition crews, crews to repair or install hardscape features, and landscape repair or redesign. We work with our clients to revert properties to their previous state, providing restorative solutions within clients' budgets.

What Our Clients Say

"We were really impressed with RCI post-hurricane. They were out at Algiers the Thursday right after the hurricane—before we even opened to patients. RCI had outside looking like nothing ever happened before our first patient arrived."

– Manager of Clinic Operations, Ochsner Health System

RCI Five-Year Safety Performance Overview

For over five years, Rotolo Consultants, Inc. (RCI) has demonstrated a sustained commitment to workplace safety through consistently low Days Away, Restricted, or Transferred (DART) and Total Case Rate (TCR/TRIR) metrics. After improving from a DART rate of 0.53 and TCR/TRIR of 0.50 in 2020 to industry-leading performance, RCI achieved both a DART rate and TCR/TRIR of 0.11 in 2025, reflecting only one OSHA-recordable incident during the year. These results, combined with our current 0.82 Experience Modification Rate (EMR) effective July 1, 2026, demonstrate the effectiveness of RCI's comprehensive safety management system, employee training programs, and proactive approach to risk management. RCI continues to foster a culture in which safety is integrated into every aspect of its operations.

Lower EMR. Proven Results.

RCI maintains a current Experience Modification Rate (EMR) of 0.82, effective July 1, 2026. This rating reflects the effectiveness of our company-wide safety management system, comprehensive employee training, and disciplined approach to risk reduction. An EMR substantially below the industry benchmark of 1.00 demonstrates a sustained history of preventing workplace injuries while controlling workers' compensation losses. When combined with OSHA performance metrics of 0.11 DART and 0.11 TCR/TRIR, RCI offers clients a proven, safety-focused contractor capable of delivering reliable service while maintaining exceptional workplace safety performance.

Year	RCI DART	RCI TCR	Industry DART	Industry TCR
2020	0.53	0.5	~2.1*	~3.5*
2021	0.41	0.4		
2022	0.23	0.2		
2023	0.1	0.1		
2024	0.19	0.2		
2025	0.11	0.11		

- DART (Days Away, Restricted, or Transferred rate) measures severe injury cases impacting work.
- TCR (Total Case Rate) accounts for all recordable incidents.

*U.S. Bureau of Labor Statistics. (2023). Incidence rates of nonfatal occupational injuries and illnesses by industry and case types, 2022 (Table 1). U.S. Department of Labor. https://www.bls.gov/iif/oshwc/osh/os/summ1_00_2022.htm

Current Safety Performance.

Current Safety Performance	RCI Rating
Experience Modification Rate (EMR)	0.82
EMR Effective Date	7/1/2026
DART Rate	0.11
TCR/TRIR	0.11

Relevant HOA Portfolio Experience

Rotolo Consultants, Inc. (RCI) has partnered with over 90 active HOAs across the Southeast, managing more than $7.1M in annualized HOA contracts. Our portfolio demonstrates both longevity with local communities and the ability to service large, luxury master-planned developments.

Community	Location	Contract Start	Contract Value	Scope of Services
The Reserve at Lake Keowee – Common Areas & Neighborhoods	Sunset, SC	Dec 2024	$709,481 (Common Areas)$374,693 (Neighborhoods)	Luxury lakeside development; full-service maintenance of common areas and residential neighborhoods including turf, beds, irrigation, and seasonal plantings
The Woodlands Township (Projects C, D & F)	The Woodlands, TX	Jan 2023	$798,901 (Project D)$1,421,175 (Project C)$28,284 (Project F)	Multi-zone maintenance of parks, entrances, athletic fields, and community landscapes; mowing, mulching, fertilization, irrigation monitoring, athletic turf care
Lakeshore Villages Master HOA	Slidell, LA	Jun 2023	$305,638	Master-planned community maintenance of turf, irrigation, seasonal bed installations, and common area landscaping
The Waters Assembly HOA	Pike Road, AL	Jan 2022	$300,432	Resort-style lakeside community; turf care, seasonal plantings, irrigation oversight, and bed maintenance
Lake Caroline HOA	Madison, MS	Jan 2022	$283,396	Golf-course-centered master HOA; comprehensive turf maintenance, irrigation services, fertilization, and seasonal color
Destiny HOA	Destin, FL	Jan 2020	$264,270	Gulf-coast residential HOA; beachfront and amenity landscaping, seasonal enhancements, turf care, irrigation monitoring
Camp Creek Residential HOA	Panama City Beach, FL	Apr 2023	$149,654	High-end residential and golf-adjacent community; turf management, high-visibility entrances, irrigation efficiency, seasonal plantings

Municipal Maintenance Expertise

Rotolo Consultants, Inc. currently maintains 200+ active municipal jobs with a combined annualized value exceeding $18.27 million. Our municipal portfolio includes city parks, streetscapes, rights-of-way, public facilities, athletic complexes, greenways, community centers, ponds, and other public infrastructure across multiple states. We provide comprehensive grounds maintenance, horticulture, irrigation, athletic field maintenance, vegetation management, and enhancement services while consistently delivering safe, responsive, and contract-compliant operations.



Pictured: Tom Lee Park, a 30-acre stretch of open park along the Mississippi River, located in Memphis, TN. RCI provided installations & remains involved in this project performing grounds maintenance services.

REPRESENTATIVE MUNICIPAL PORTFOLIO BY DIVISION

RCI delivers dependable landscape maintenance for the communities that keep our region moving. From parks and public spaces to streetscapes and municipal facilities, we take pride in maintaining the places where people live, work and gather.



DIVISION	SELECTION OF MUNICIPAL CONTRACTS
FLORIDA	City of Kissimmee • City of St. Cloud (US 192 Community Redevelopment District) • Central Florida Tourism Oversight District (Section 26) • City of Tallahassee • City of Orlando facilities • Numerous municipal parks, streetscapes, and public facilities
LOUISIANA	Ernest N. Morial Convention Center • Lafayette Public Library System • St. Tammany Parish Department of Public Works • City of Lafayette municipal facilities • Municipal parks and public buildings throughout South Louisiana
MISSISSIPPI	Mississippi Department of Transportation • University of Mississippi Medical Center • City of Richland Streetscapes (West Harper Street, Lowe Circle, Scarborough Street) • Municipal parks and public facilities throughout the Gulf Coast and Central Mississippi
ALABAMA	City of Wetumpka • Town of Summerdale Library • Municipal parks, public facilities, and streetscape maintenance throughout Alabama
TENNESSEE	City of Germantown (Parks & Greenways, Public Spaces, Rights-of-Way, The Grove, Area 1) • Bert Ferguson Park Fletcher Creek Park • Metropolitan Nashville Airport Authority • City of Memphis Rights-of-Way and Medians
TEXAS	The Woodlands • City of Deer Park • City of Katy • City of Waller • Municipal streetscapes, parks, and public facilities throughout the Houston metropolitan area
SOUTH CAROLINA	The Reserve at Lake Keowee • Greenville County Community Center • Greenville County Parks & Ponds Greenville County Pavilion Recreation Center • Municipal parks and public facilities
GEORGIA	Municipal landscape maintenance services supporting public facilities and municipal infrastructure within the Atlanta metropolitan area



University Medical Center | New Orleans, LA

Quality Assurance: Our Commitment to Consistency & Care

At RCI, we are dedicated to ensuring that every property we service receives top-tier care and attention to detail. Our approach to quality assurance focuses on regular monitoring, proactive solutions, and open communication to keep landscapes healthy, beautiful, and functional year-round.

Regular Site Inspections

- Our supervisors perform weekly and monthly site inspections, ensuring that all work meets contract standards. During these visits, we assess everything from mowing and pruning to irrigation performance and overall landscape health.

Detailed Service Reports

- Using **RCI Service NOW!**, we document every service in real time and provide clients with with post-service reports. These reports include task summaries, photos of the serviced landscapes, and notes regarding your property.

Proactive Issue Resolution

- Our team is trained to promptly address concerns, ensuring that minor property issues don't escalate into larger problems. Client feedback is integral to this process, and we welcome open dialogue to continuously improve our services.

Our Promise to Clients

At RCI, client satisfaction is our driving force. We build strong relationships by being available, responsive, and open in our communication. We see ourselves as partners in the care of your property, and we are committed to ensuring your experience with RCI is exceptional at every level. If an issue arises, we respond quickly and transparently—working with our clients to resolve it promptly and prevent it from happening again.

Why It Works

By combining expert oversight, responsive communication, and advanced tracking tools, RCI provides reliable and consistent service that our clients trust. Your satisfaction is at the core of everything we do, and we take pride in delivering landscapes that exceed expectations.

Hiring Approach

Rotolo Consultants, Inc. is a first-tier contractor providing opportunities for industry professionals to learn, grow, and thrive at work. We are positively impacting the commercial landscape industry through dynamic and consistent training and continued education. We focus on having vibrant company to employee relationships. Our recruiting team partners with local colleges and universities to create a pipeline for career placement with industry-relevant graduates. This process includes participation in locally hosted career days, college fairs, and involvement with the National Association of Landscape Professionals (NALP) organization. Following are some specifics relative to our staffing procedures:

RCI's Commitment to Employee Screening, Training, & Development

- **Drug Screening**: Initial testing and random checks throughout employment.
- **Motor Vehicle Record Check**: Ensures authorized drivers and assesses employment suitability.
- **E-Verify Compliance**: Fully compliant with E-Verify for employment eligibility verification.

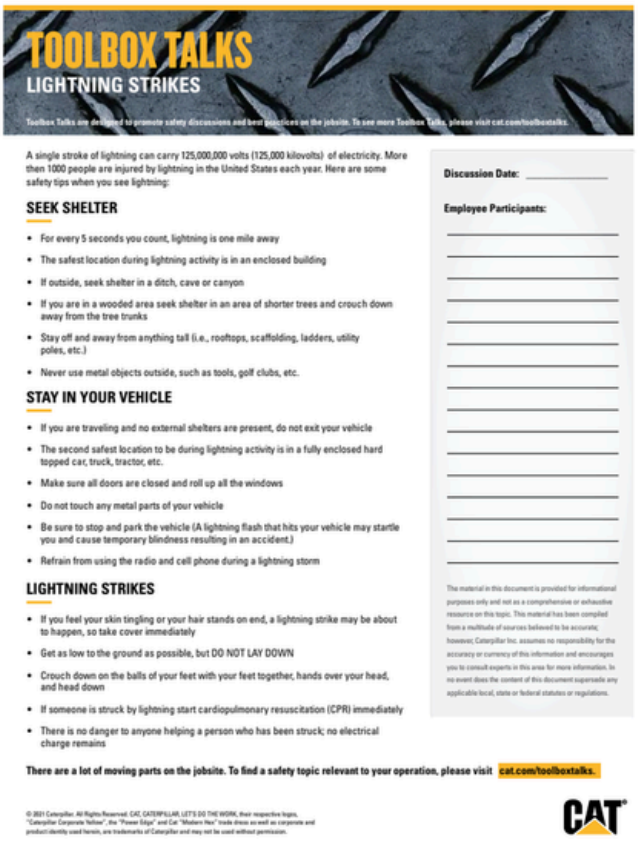


- **New Employee Orientation**: Covers company policy, safety training, benefits, and management structure.
- **Ongoing Training**: Weekly safety meetings and training on equipment operation, chemical handling, vehicle safety, and job-specific hazards.
- **Equipment Training**: Hands-on training with project managers and safety directors ensures mastery and continuous learning in the field.
- **ExakTime**: RCI utilizes this geolocation-based time tracking app, allowing crews to clock in/out via smartphones (even offline), supervisors to manage check-ins and cost codes on-site, and managers to generate reports on job hours, work hours, and productivity.

What is a Toolbox Talk?
A toolbox talk, is a short and informal safety discussion held among workers and management. It typically occurs at the worksite, often near the equipment and tools, and lasts 10 to 15 minutes. A toolbox talk aims to address specific safety issues or concerns relevant to the job and reinforce safe work practices. RCI's Corporate Safety Representative distributes weekly Toolbox Talk materials with sign in sheets to verify completion to all members of our organization on a weekly basis.

When Are They Done?
Toolbox talks are typically conducted before the start of a work shift or at the beginning of a specific task. They are often a daily or weekly routine, especially in high-risk industries like construction, manufacturing, and mining. These talks allow employees to prepare for their tasks mentally, highlight potential hazards, and set the tone for a safety-focused workday. Toolbox talks are particularly useful when introducing new equipment or procedures, as they help familiarize workers with any changes and potential risks.

Below is an example of a Toolbox Talk provided to all teams within our organization.



TOOLBOX TALKS
LIGHTNING STRIKES

Toolbox Talks are designed to promote safety discussions and best practices on the jobsite. To see more Toolbox Talks, please visit cat.com/toolboxtalks.

A single stroke of lightning can carry 125,000,000 volts (125,000 kilovolts) of electricity. More then 1000 people are injured by lightning in the United States each year. Here are some safety tips when you see lightning:

SEEK SHELTER

- For every 5 seconds you count, lightning is one mile away
- The safest location during lightning activity is in an enclosed building
- If outside, seek shelter in a ditch, cave or canyon
- If you are in a wooded area seek shelter in an area of shorter trees and crouch down away from the tree trunks
- Stay off and away from anything tall (i.e., rooftops, scaffolding, ladders, utility poles, etc.)
- Never use metal objects outside, such as tools, golf clubs, etc.

STAY IN YOUR VEHICLE

- If you are traveling and no external shelters are present, do not exit your vehicle
- The second safest location to be during lightning activity is in a fully enclosed hard topped car, truck, tractor, etc.
- Make sure all doors are closed and roll up all the windows
- Do not touch any metal parts of your vehicle
- Be sure to stop and park the vehicle (A lightning flash that hits your vehicle may startle you and cause temporary blindness resulting in an accident.)
- Refrain from using the radio and cell phone during a lightning storm

LIGHTNING STRIKES

- If you feel your skin tingling or your hair stands on end, a lightning strike may be about to happen, so take cover immediately
- Get as low to the ground as possible, but DO NOT LAY DOWN
- Crouch down on the balls of your feet with your feet together, hands over your head, and head down
- If someone is struck by lightning start cardiopulmonary resuscitation (CPR) immediately
- There is no danger to anyone helping a person who has been struck; no electrical charge remains

Discussion Date: _____

Employee Participants:

The material in this document is provided for informational purposes only and not as a comprehensive or exhaustive resource on this topic. This material has been compiled from a multitude of sources believed to be accurate; however, Caterpillar Inc. assumes no responsibility for the accuracy or currency of this information and encourages you to consult experts in this area for more information. In no event does the content of this document supersede any applicable local, state or federal statutes or regulations.

There are a lot of moving parts on the jobsite. To find a safety topic relevant to your operation, please visit cat.com/toolboxtalks.

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CAT

English



TOOLBOX TALKS
LIGHTNING STRIKES

Toolbox Talks are designed to promote safety discussions and best practices on the jobsite. To see more Toolbox Talks, please visit cat.com/toolboxtalks.

Un solo rayo puede transportar 125.000.000 voltios (125.000 kilovoltios) de electricidad. Más de 1.000 personas resultan heridas por rayos en Estados Unidos cada año. Aquí tienes algunos consejos de seguridad para cuando veas un rayo:

BUSCAR REFUGIO

Por cada 5 segundos que cuentes, un rayo estará a una milla de distancia.
- El lugar más seguro durante la actividad eléctrica es un edificio cerrado.
- Si estás al aire libre, busca refugio en una zanja, cueva o cañón.
- Si estás en una zona boscosa, busca refugio en una zona con árboles bajos y agáchate lejos de los troncos.
- Mantente alejado de objetos altos (es decir, tejados, andamios, escaleras, postes de electricidad, etc.).
- Nunca uses objetos metálicos en el exterior, como herramientas, palos de golf, etc.

PERMANEZCA EN SU VEHÍCULO

- Si viaja y no hay refugios externos, no salga de su vehículo.
- El segundo lugar lugar mas seguro durante una tormenta electrica es un camión, tractor, etc., completamente cerrado y con techo rígido.
- Asegúrese de que todas las puertas estén cerradas y suba todas las ventanas.
- No toque ninguna parte metálica de su vehículo.
- Asegúrese de detenerse y estacionar el vehículo (un rayo que impacte su vehículo podría sobresaltarlo y causar ceguera temporal, lo que podría provocar un accidente).
- Evite usar la radio y el teléfono celular durante una tormenta eléctrica.

CAÍDAS DE RAYO

- Si siente un hormigueo en la piel o se le erizan los pelos, es posible que esté a punto de caer un rayo, así que protéjase inmediatamente.
- Agáchese lo más posible, pero NO SE TUEQUE.
- Agáchese sobre las puntas de los pies con los pies juntos, las manos sobre la cabeza y la cabeza agachada.
- Si a alguien le cae un rayo, inicie la reanimación cardiopulmonar (RCP) inmediatamente.
- No hay peligro para nadie que ayude a una persona que ha sido alcanzada por un rayo; no queda carga eléctrica.

Fecha de discusión: _____

Participantes empleados:

El material de este documento se proporciona únicamente con fines informativos y no constituye un recurso exhaustivo sobre este tema. Este material se ha recopilado a partir de diversas fuentes que se consideran precisas; sin embargo, Caterpillar Inc. no asume ninguna responsabilidad por la exactitud ni la vigencia de esta información y le recomienda consultar con expertos en la materia para obtener más información. En ningún caso el contenido de este documento sustituye a las leyes o normativas locales, estatales o federales aplicables.

There are a lot of moving parts on the jobsite. To find a safety topic relevant to your operation, please visit cat.com/toolboxtalks.

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CAT

Spanish

At Rotolo Consultants, Inc. (RCI), safety is a top priority, and our **Driver Safety Policy** reflects our commitment to creating a safe and supportive environment for all employees who operate company vehicles. This policy not only promotes adherence to safety standards but also builds a strong safety culture across our organization.

The **RCI Driver Safety Policy** is designed to:

- Reduce both preventable and non-preventable accidents.
- Enhance productivity by minimizing vehicle incidents.
- Promote safe driving practices that align with federal and state regulations.
- Support employee well-being and retention through a health-conscious work environment.



Driver Requirements

To participate in RCI's Driver Safety Program, employees must:

- Successfully complete all required safety training.
- Maintain a clean driving record with no disqualifying violations in the past three years.
- Adhere to Federal Motor Carrier Safety Regulations, including conducting pre-trip and post-trip vehicle inspections.
- Avoid behaviors that trigger major telematics violations, such as excessive speeding, unsafe phone use, or tampering with dash cameras.



Dash Camera and Monitoring Program

RCI utilizes dash cameras and telematics to monitor and improve driver performance. These tools:

- Identify unsafe behaviors such as hard braking, speeding, and distracted driving.
- Provide real-time data for safety coaching and feedback.
- Lower operational and insurance costs by addressing incidents proactively.



Roles and Responsibilities

- Drivers: Must prioritize safety by adhering to traffic laws, conducting vehicle inspections, and maintaining a professional demeanor.
- Managers: Monitor performance, ensure compliance, and provide feedback.
- Safety Department: Manage telematics systems, ensure adherence to safety policies, and coordinate training.



Incident Reporting and Appeals

Drivers must report all injuries, near misses, and incidents involving property damage immediately. If a driver disputes the ruling on accident preventability, an appeal process is available, with the final decision resting with the CEO/President.



Disciplinary Process

To uphold safety standards, the following disciplinary actions apply for violations:

1. First Violation: Written warning and mandatory retraining.
2. Second Violation: One-week driving suspension and retraining.
3. Third Violation: Termination of employment.

At Rotolo Consultants, Inc. (RCI), we take great pride in maintaining our equipment to the highest standards. Proper care not only ensures our tools and vehicles are in top condition but also helps us deliver the best service to our clients.

Routine Maintenance: A Priority

We approach equipment care with a proactive mindset. For example, mowers are monitored based on usage hours and cutting performance, ensuring timely maintenance. Trucks and other vehicles follow a strict maintenance schedule, with logs updated weekly to track their condition and service history.

Driver Responsibility

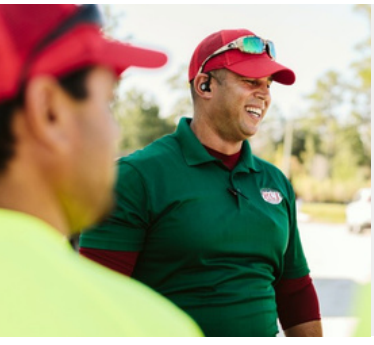
Each vehicle has a dedicated driver who is accountable for its care. Drivers maintain a folder with essential documents and checklists to monitor the truck's performance daily. This system ensures that any issues are quickly identified and addressed.

Comprehensive In-House Repairs

From transmission and engine swaps to custom fabrication and body repairs, all our equipment maintenance is handled in-house. This allows us to maintain full control over the quality of work and minimize downtime.

Data-Driven Care

Fuelers track mileage for all vehicles, providing valuable data for scheduling maintenance. This ensures our fleet stays efficient and reliable while avoiding costly, unexpected repairs.



At RCI, equipment care isn't just about keeping things running—it's about upholding the high standards our clients deserve. By investing in proper maintenance, we ensure our team has the tools they need to deliver exceptional results every time.



JDLink: Smarter Fleet Management

Rotolo Consultants, Inc. (RCI) uses JDLink, John Deere's advanced telematics solution, to enhance our fleet's performance and reliability. This cutting-edge technology helps us manage our equipment more effectively, ensuring that we deliver contracted services on time and without interruptions.

What is JDLink?

JDLink is a remote monitoring system that connects us to our equipment, providing real-time insights into machine performance, location, and usage. It empowers us to track and manage our fleet efficiently, whether on-site or remotely.

How JDLink Helps Us:

Keeping Equipment Running

- **Remote Diagnostics and Programming**: JDLink allows for remote diagnostics and troubleshooting. This means we can address issues faster, sometimes before they even become a problem, minimizing downtime.
- **Proactive Maintenance**: Automated maintenance tracking ensures our machines are serviced on schedule, extending their life and maximizing availability.

Getting the Job Done

- **Right Machine, Right Place**: JDLink shows us how our machines are being used so we can make sure they're in the right place and doing the right job.
- **Tracking Locations**: Knowing exactly where our equipment is helps us plan better and respond faster if something comes up.

Cost Savings

- **Fuel Efficiency**: By monitoring fuel consumption and idle time, we identify opportunities to reduce waste and operating costs.
- **Theft Prevention**: Geo-fencing and curfew features help us protect our assets and recover equipment quickly if theft occurs.

Using JDLink means we're better prepared to handle challenges and keep our projects on track. It helps us stay efficient, keep our equipment in good shape, and deliver the quality work our clients expect.

Commitment to Safe & Sustainable Practices
RCI prioritizes safe, sustainable pest management strategies that protect people, landscapes, and the environment. Our Integrated Pest Management (IPM) approach minimizes chemical use by combining cultural, biological, physical, and chemical controls to manage pests effectively while reducing economic, health, and environmental risks.

This approach ensures:

- Compliance with USDA guidelines and all federal/state regulations.
- Licensed chemical technicians on every property, ensuring region-specific compliance.
- Transparent, documented application practices available for client review.

IPM Framework at RCI

Method	Purpose
Cultural Practices	Strengthen turf/plant health to reduce vulnerability to pests.
Biological & Genetic Agents	Use natural predators and resistant plant varieties to minimize infestations.
Physical Controls	Utilize barriers, traps, or manual removal where practical.
Selective Chemical Use	Apply pesticides only when necessary, targeting specific threats.

Result: Lower long-term maintenance costs, reduced environmental impact, and healthier landscapes.

Rigorous Compliance & Licensed Expertise

- **Licensed Technicians**: All pesticide applications are conducted by state-licensed commercial chemical applicators.
- **Regional Compliance**: RCI strictly adheres to all local, state, and federal pesticide regulations unique to each region and property under our care.
- **Strict PPE & Label Compliance**: All spray technicians wear protective equipment and follow EPA-approved label instructions.
- **Detailed Recordkeeping**: Clients receive a written record of every pesticide application, including product, rate, location, timing, and justification.
- **Inspection Ready**: Records are maintained for on-demand audits by state and federal agencies.

Secure, Transparent, and Accountable Financial Management

RCI follows **Generally Accepted Accounting Principles (GAAP)**. GAAP provides a common set of accounting principles, standards and procedures to compile our financial data and statements. RCI has Internal Control Systems in place to ensure the **integrity of financial and accounting information**, **promote accountability**, and **prevent fraud**. Key components of our Internal Control Systems include Segregation of Duties, Authorization Controls, Physical Controls and Reconciliations. Annually, RCI hires an Independent CPA firm to conduct a financial audit of the company's financial statements to ensure they are accurate and follow regulatory guidelines. RCI is fully capable of meeting the financial obligations and performance requirements of Parker Road CDD's project.

Upon request following award of contract, we can provide a summary of our financial health, including key metrics and assurances from our financial auditors. Additionally, we are open to addressing any specific financial questions or providing alternative documentation to meet your requirements.

We understand the importance of **transparency** and **trust** in our business relationships and strive to maintain the highest standards of integrity and professionalism. Our commitment to financial responsibility ensures that all projects are managed efficiently and effectively, with the utmost regard for fiscal prudence.



MAULDIN & JENKINS
CPAs & ADVISORS

April 16, 2026

To Whom it May Concern:

This letter serves as a response to the demonstration of the financial position of Rotolo Consultants, Inc. (RCI) in connection with any qualification submissions. Mauldin & Jenkins, LLC (M&J) performed an audit of RCI's financial statements as of and for the year ended December 31, 2025.

Below are certain balances as presented in the audited balance sheet as of December 31, 2025:

Total assets	$86,703,699
Working capital	$4,098,389 (calculated as current assets less current liabilities)

Certain financial ratios as of December 31, 2025 were as follows:

Current Ratio	1.15 (calculated as current assets divided by current liabilities)
Backlog to Working Capital	6.98 (calculated as backlog divided by working capital)

If you have any further questions, please do not hesitate to contact me at (504) 838-4854.

Sincerely,

Tracy Tufts

Tracy Tufts, CPA, CCIFP
Partner

MAULDIN & JENKINS, LLC • 111 VETERANS BLVD, SUITE 600 • METAIRIE, LOUISIANA 70005 •
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TAB 3-
RELEVANT EXPERIENCE & REFERENCES









Lakeshore Villages Master Community Development District

RCI provides comprehensive landscape maintenance for Lakeshore Villages Master Community Development District, a large master-planned residential community in Slidell, Louisiana. Services include recurring grounds maintenance, horticultural care, seasonal services, litter control, bush hogging, and integrated maintenance activities.

CONTRACT VALUE	CONTRACT START	PROPERTY TYPE	STATUS
$298,585	Jun 2023	CDD / HOA	Active

Scope of Services

RCI's documented service program includes:

- Blow and cleanup services – 36 visits annually
- Litter control – 52 visits annually
- Bush hog services – 6 visits annually
- Seasonal color maintenance – 24 visits annually
- Winter services – 16 visits annually
- Horticultural services – 12 visits annually
- Integrated maintenance services (IMC) – 10 visits annually
- Annual installation – 2 visits annually
- Mulching – 1 annual service
- Pruning – 1 annual service

Lakeshore Villages Master Community

Master-planned residential development and common-area maintenance footprint



Project Scale & Complexity

RCI manages a year-round, multi-service maintenance schedule across an expansive master-planned residential environment. The work requires coordination of general maintenance, horticultural, and IMC resources while maintaining consistent appearance standards throughout highly visible common areas and residential corridors. (Inferred) The property's dispersed layout, extensive roadway network, numerous neighborhood entrances, water-adjacent areas, and community amenities require disciplined routing and scheduling to maintain uniform conditions throughout the development.

Why This Project Matters

This project demonstrates RCI's experience managing large-scale CDD/HOA environments with multiple service disciplines and varying frequencies under a single contract. The combination of weekly litter control, recurring landscape maintenance, monthly horticultural services, seasonal color care, bush hogging, mulching, and specialized IMC services demonstrates the ability to coordinate recurring and seasonal work across a complex residential community.

Project Overview

The Reserve at Lake Keowee, a premier private community in Sunset, South Carolina, entrusted Rotolo Consultants, Inc. (RCI) with the comprehensive care of its prestigious grounds. Since being awarded this contract in 2024, RCI has seamlessly integrated into the community, delivering tailored landscape solutions that enhance the natural beauty of the Upstate region.
Our current contract value for services at The Reserve is $709,481.33, reflecting the community's trust in RCI's expertise and our ongoing commitment to excellence.

What We Deliver

RCI provides full-service grounds management at The Reserve, including:

- **Turf Management:**
  - Weekly mowing, edging, and trimming for a pristine, manicured look.
  - Core aeration and soil health programs tailored for the unique lakefront environment.
  - Fertilization and pest management, with eco-conscious practices to protect Lake Keowee's watershed.
- **Ornamental Horticulture:**
  - Professional pruning and shaping of shrubs, trees, and perennials.
  - Seasonal color installations and bed design updates for vibrant curb appeal.
  - Disease and pest monitoring with proactive treatments.
- **Irrigation System Management:**
  - Monthly system checks, seasonal adjustments, and water conservation strategies.
  - Emergency response services for irrigation repairs.
- **Litter & Debris Removal:**
  - Routine property-wide cleanup for common areas, paths, and amenities.
  - Storm response services as needed.
- **Hardscape & Specialty Areas:**
  - Edging and weed control for all walkways, drives, and patio spaces.
  - Mulch replenishment for tree rings and beds to maintain moisture and aesthetics.



Our Impact at The Reserve

✔️ **Seamless Integration** into the community's unique aesthetic and culture.
✔️ **Attention to Detail** in maintaining premium lakefront landscapes.
✔️ **Proactive Solutions** that address seasonal needs and long-term health of the grounds.
✔️ **Commitment to Excellence** that aligns with The Reserve's high standards.
We're proud to serve The Reserve at Lake Keowee and look forward to continuing our partnership as stewards of this exceptional community.

The Woodlands Township Landscaping Partnership

Since 2023, Rotolo Consultants, Inc. (RCI) has proudly maintained three zones of The Woodlands Township, delivering top-tier landscaping services to one of the most prestigious master-planned communities in the country. Our commitment to excellence ensures that The Woodlands remains a vibrant and pristine environment for residents and visitors alike.

Dedicated Full-Time Staff

RCI employs a full-time staff to ensure smooth operations for The Woodlands Township. Our team includes key leadership and field professionals, such as our **Regional Vice President**, **Corporate Strategist**, **Division Manager**, **Horticulture Manager**, **Regional** and **Area Managers**, **Enhancements Manager**, and **field crews**. This structure enables us to provide top-tier landscaping solutions with strong communication and responsiveness.

Delivering Comprehensive Landscaping Services

RCI provides an extensive range of landscaping services to The Woodlands Township, ensuring that all properties within our designated zones are meticulously cared for. Our services include:

- **Weekly Detail Visits**: Regular maintenance visits keep all landscapes in immaculate condition, enhancing the aesthetic appeal and functionality of the community spaces.
- **Seasonal Mulch Installations**: Mulch applications in the spring, summer, and fall help maintain soil health and improve the visual quality of landscaped areas.
- **Monthly Fertilizations**: Consistent fertilization schedules ensure the lush and healthy growth of plant material throughout the year.
- **Irrigation Monitoring**: Our team conducts ongoing irrigation assessments to optimize water usage and maintain landscape vitality.
- **Weekly Site Visits**: Scheduled inspections allow us to proactively address any landscaping concerns and maintain the highest standard of care.

Athletic Field and Park Maintenance

Beyond general landscaping, RCI plays a crucial role in the upkeep of The Woodlands Township's recreational facilities:

- **Athletic Field Care**: We conduct soil testing and implement specialized athletic turf care programs to ensure that sports fields remain in optimal condition for players and events.
- **Park Trash Collection**: Our dedicated teams manage a weekly trash route throughout parks and community properties, maintaining cleanliness and environmental stewardship.

THE WOODLANDS TOWNSHIP

At RCI, we take immense pride in our role as stewards of The Woodlands Township's landscapes. Our dedicated teams work tirelessly to uphold the beauty and functionality of this renowned community, ensuring that its green spaces thrive for years to come.

COMMUNITY ASSOCIATIONS & RESIDENTIAL CLIENTS – BUILDING TRUST THROUGH SERVICE

Across residential communities, homeowner associations, and multi-family developments throughout the Gulf South, Rotolo Consultants, Inc. (RCI) is recognized for exceptional landscape maintenance, consistent quality, and attentive client care. Our teams deliver solutions that enhance curb appeal, protect property value, and build long-term partnerships grounded in communication and accountability.

Spring Trails Community Association – Texas

RCI partnered with Spring Trails during a challenging transition period marked by seasonal rains and property learning curves. Despite those conditions, the team demonstrated accountability, adaptability, and steady improvement through every service cycle.

> "Their dedication to improvement, responsiveness, and genuine care for our community have made them a reliable partner and a great asset."
> **— Liliana Chavez, CMCA, AMS, Community Association Manager, Spring Trails**

Arbor Properties – Panama City & Lynn Haven, FL

Following Hurricane Michael, Arbor Properties entrusted RCI with the landscape management of five apartment communities. RCI quickly became a trusted partner known for professionalism, attention to detail, and reliable communication.

> "We now have all five of our Panama City/Lynn Haven communities maintained by RCI… their service is truly top-notch!"
> **— Jill Hewitt, Regional Manager, Arbor Properties**

Burnt Pine Homeowners Association – Miramar Beach, FL

For years, RCI has managed Burnt Pine HOA's common areas and large-scale renovation projects with outstanding professionalism and communication. HOA leadership credits RCI's on-site management with exceeding expectations and fostering strong collaboration.

> "Her knowledge, organization, and communication have far exceeded our expectations… Tammy is the reason we have continued with RCI."
> **— Joni Ganger, VP & Landscape Chairperson, Burnt Pine HOA**

RCI Maintenance Services Across Central Florida
RCI has successfully executed a robust portfolio of landscape maintenance contracts throughout the Central Florida region. Our work spans municipal infrastructure, K-12 school systems, commercial corridors, and residential communities, reflecting deep-rooted knowledge of the area's operational and environmental needs.

Representative Clients

- Orange County Public Schools (multiple regional zones)
- Seminole County (Government Facilities & Parks)
- City of Longwood
- Central Florida Tourism Oversight District
- US 192 Community Redevelopment District
- Multiple private commercial and residential partners

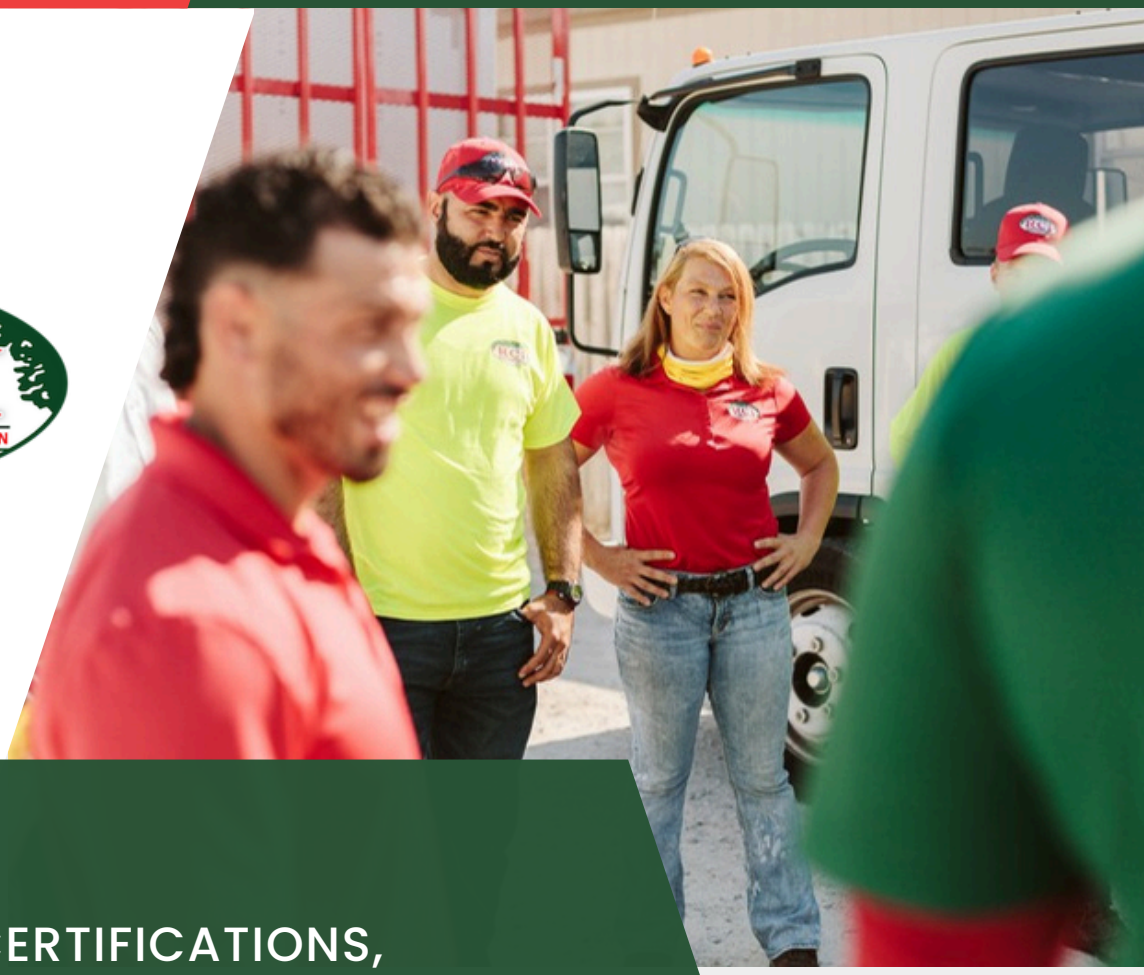
Volume of Work
RCI has delivered more than 28 active contracts in the Central Florida region, with contract values ranging from under $50K to over $586K per agreement. Collectively, these projects represent over $3.7 million in awarded landscape maintenance services, illustrating RCI's flexibility across small, medium, and large-scale contracts.

Local Knowledge, Trusted Results
RCI's teams in Central Florida work with a strong sense of regional familiarity—adapting schedules to school calendars, coordinating with tourism and traffic-heavy municipalities, and tailoring horticultural services to Florida's climate. Our local leadership ensures that each contract is delivered with precision, compliance, and strong client communication.

📍 Geographic Footprint
Orlando
Kissimmee
Sanford
St. Cloud
Winter Park
Maitland
Celebration
Apopka
Oviedo
Lake Buena Vista

Municipal Government Sites	Reliable groundscare for city facilities, water utilities, and transportation corridors
Education Campus Facilities	Comprehensive maintenance for public K–12 school districts across multiple regions
HOAs & Residential Community Spaces	Curb appeal and site enhancement for residential and mixed-use neighborhoods
Commercial Retail & Business	Routine and specialized grounds care for tourist districts and business centers

Project / Contract	Reference Contact	Relevant Experience / Scope
Burnt Pine HOA | Miramar Beach, FL | Active Since: October 19, 2018 | Annual Value: $112,382.04 | Address: Club Drive, Miramar Beach, FL 32550	Kandi Reeves | (850) 217-2610 | kreeves@virtuousmg.com	Comprehensive landscape maintenance for an upscale residential HOA, including scheduled mowing, blowing and edging, detailed landscape grooming, horticultural services, integrated maintenance care, mulch applications, seasonal annual flowers, and maintenance of community common areas.
Grand Boulevard Main Campus – Phases I, II & III | Miramar Beach, FL | Active Since: February 1, 2016 | Annual Value: $427,383.21 | Address: 585 Grand Boulevard, Suite 201, Miramar Beach, FL 32550	Jenny Taylor, General Manager | (832) 797-6835 | jenny@grandboulevard.com	Comprehensive landscape maintenance including turf care, horticultural services, integrated maintenance care, mulch, annual flower installations, ryegrass installation, oak tree pruning, and palm pruning for a high-end commercial campus.
City of St. Cloud / Osceola County – US 192 CRD | St. Cloud, FL | Active Since: April 1, 2025 | Address: 1300 9th Street, St. Cloud, FL 34769	Jaime Morales | (407) 957-7125 | Jaime.Morales@StCloudFL.gov	Corridor landscape maintenance along segments of US 192, including mowing, litter removal, irrigation checks, and median and right-of-way aesthetic upkeep for a high-visibility public district.



TAB 4-
LICESNURE, CERTIFICATIONS, & REQUIRED FORMS









ROTOCON-04 LBOURGEOIS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/26/2025

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	CONTACT NAME: Linda Bourgeois
World Insurance Associates, LLC 3636 South I-10 Service Road, Suite 100 Metairie, LA 70001	PHONE (A/C, No, Ext): (504) 229-5274 242199 FAX (A/C, No): E-MAIL ADDRESS: lindabourgeois@worldinsurance.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Rotolo Consultants, Inc. 38001 Brownsvillage Rd Slidell, LA 70460-4875	INSURER A : Arch Specialty Insurance Company	21199
	INSURER B : MS Transverse Specialty Insurance Company	41807
	INSURER C : Harleysville Insurance Company of NY	10674
	INSURER D : Great American E & S Insurance Company	37532
	INSURER E :	
	INSURER F :	

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 REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT 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 SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			ZAGLB1104202	1/1/2026	1/1/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			ZACAT1206902	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	UMBRELLA LIAB X OCCUR			EMR0000085900	8/31/2025	8/31/2026	EACH OCCURRENCE	$ 5,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A		ZAWCI1058801	1/1/2026	1/1/2027	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Excess Liability Lay			CRA0000142	1/1/2026	1/1/2027	Ea Occ/Aggregate	3,000,000
D	Pollution/Profession			PCM E566047 05	7/1/2025	7/1/2026	Aggregate Limit	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

EXCESS POLICIES FOLLOW FORM IN RESPECTS TO GENERAL LIABILITY, AUTO LIABILITY AND WORKERS COMPENSATION.

Total Excess Limits: $6,000,000 - General Liability/Employers Liability
$9,000,000 - Commercial Automobile Liability

MS Transverse insurance Company Policy Term: 08/31/2025-2026 Policy # EM0000085900 $5,000,000 Limit Excess of:

- **General Liability Arch Ins. Co. Policy # ZAGLB1104201 $1,000,000 Limit**
- **Commercial Auto Liability Arch Ins. Co. Policy # ZACAT1206901 $1,000,000 Limit**
- **Commercial Excess Auto Liability Harleysville Insurance Co. Policy # CRA000142 $3,000,000 Limit**

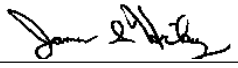
CERTIFICATE HOLDER

****** SAMPLE ******

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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Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

ROTOLO, MICHAEL JOSEPH

ROTOLO CONSULTANTS, INC.
38001 BROWNSVILLAGE RD
SLIDELL LA 70460

LICENSE NUMBER: CBC1262789

EXPIRATION DATE: AUGUST 31, 2028

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/13/2026

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE IRRIGATION SPECIALTY CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

FRAZIER, MICHAEL LESLIE JR

ROTOLO CONSULTANTS, INC.
38001 BROWNSVILLAGE RD
SLIDELL LA 70460

LICENSE NUMBER: SCC131152320

EXPIRATION DATE: AUGUST 31, 2028

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/01/2026

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Form **W-9**
(Rev. March 2024)
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.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Rotolo Consultants, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) 5

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

38001 Brownsvillage Rd.

Requester's name and address (optional)

6 City, state, and ZIP code

Slidell, LA 70460

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 *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

7	2	–	1	2	8	5	5	2	0

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(s) 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** [signature] CFO **Date** 1/27/2026

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*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Company ID Number: 228993

THE E-VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS

ARTICLE I
PURPOSE AND AUTHORITY

The parties to this agreement are the Department of Homeland Security (DHS) and the ROTOLO CONSULTANTS, INC (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

ARTICLE II
RESPONSIBILITIES

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by DHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:

   a. Notice of E-Verify Participation

   b. Notice of Right to Work

2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and DHS whenever the representatives' contact information changes.

3. The Employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

4. The Employer agrees to become familiar with and comply with the most recent version of the E-Verify User Manual.

5. The Employer agrees that any Employer Representative who will create E-Verify cases will complete the E-Verify Tutorial before that individual creates any cases.

a. The Employer agrees that all Employer representatives will take the refresher tutorials when prompted by E-Verify in order to continue using E-Verify. Failure to complete a refresher tutorial will prevent the Employer Representative from continued use of E-Verify.

6. The Employer agrees to comply with current Form I-9 procedures, with two exceptions:

a. If an employee presents a "List B" identity document, the Employer agrees to only accept "List B" documents that contain a photo. (List B documents identified in 8 C.F.R. § 274a.2(b)(1)(B)) can be presented during the Form I-9 process to establish identity.) If an employee objects to the photo requirement for religious reasons, the Employer should contact E-Verify at 888-464-4218.

b. If an employee presents a DHS Form I-551 (Permanent Resident Card), Form I-766 (Employment Authorization Document), or U.S. Passport or Passport Card to complete Form I-9, the Employer agrees to make a photocopy of the document and to retain the photocopy with the employee's Form I-9. The Employer will use the photocopy to verify the photo and to assist DHS with its review of photo mismatches that employees contest. DHS may in the future designate other documents that activate the photo screening tool.

Note: Subject only to the exceptions noted previously in this paragraph, employees still retain the right to present any List A, or List B and List C, document(s) to complete the Form I-9.

7. The Employer agrees to record the case verification number on the employee's Form I-9 or to print the screen containing the case verification number and attach it to the employee's Form I-9.

8. The Employer agrees that, although it participates in E-Verify, the Employer has a responsibility to complete, retain, and make available for inspection Forms I-9 that relate to its employees, or from other requirements of applicable regulations or laws, including the obligation to comply with the antidiscrimination requirements of section 274B of the INA with respect to Form I-9 procedures.

a. The following modified requirements are the only exceptions to an Employer's obligation to not employ unauthorized workers and comply with the anti-discrimination provision of the INA: (1) List B identity documents must have photos, as described in paragraph 6 above; (2) When an Employer confirms the identity and employment eligibility of newly hired employee using E-Verify procedures, the Employer establishes a rebuttable presumption that it has not violated section 274A(a)(1)(A) of the Immigration and Nationality Act (INA) with respect to the hiring of that employee; (3) If the Employer receives a final nonconfirmation for an employee, but continues to employ that person, the Employer must notify DHS and the Employer is subject to a civil money penalty between $550 and $1,100 for each failure to notify DHS of continued employment following a final nonconfirmation; (4) If the Employer continues to employ an employee after receiving a final nonconfirmation, then the Employer is subject to a rebuttable presumption that it has knowingly

employed an unauthorized alien in violation of section 274A(a)(1)(A); and (5) no E-Verify participant is civilly or criminally liable under any law for any action taken in good faith based on information provided through the E-Verify.

b. DHS reserves the right to conduct Form I-9 compliance inspections, as well as any other enforcement or compliance activity authorized by law, including site visits, to ensure proper use of E-Verify.

9. The Employer is strictly prohibited from creating an E-Verify case before the employee has been hired, meaning that a firm offer of employment was extended and accepted and Form I-9 was completed. The Employer agrees to create an E-Verify case for new employees within three Employer business days after each employee has been hired (after both Sections 1 and 2 of Form I-9 have been completed), and to complete as many steps of the E-Verify process as are necessary according to the E-Verify User Manual. If E-Verify is temporarily unavailable, the three-day time period will be extended until it is again operational in order to accommodate the Employer's attempting, in good faith, to make inquiries during the period of unavailability.

10. The Employer agrees not to use E-Verify for pre-employment screening of job applicants, in support of any unlawful employment practice, or for any other use that this MOU or the E-Verify User Manual does not authorize.

11. The Employer must use E-Verify for all new employees. The Employer will not verify selectively and will not verify employees hired before the effective date of this MOU. Employers who are Federal contractors may qualify for exceptions to this requirement as described in Article II.B of this MOU.

12. The Employer agrees to follow appropriate procedures (see Article III below) regarding tentative nonconfirmations. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending. Further, when employees contest a tentative nonconfirmation based upon a photo mismatch, the Employer must take additional steps (see Article III.B. below) to contact DHS with information necessary to resolve the challenge.

13. The Employer agrees not to take any adverse action against an employee based upon the employee's perceived employment eligibility status while SSA or DHS is processing the verification request unless the Employer obtains knowledge (as defined in 8 C.F.R. § 274a.1(l)) that the employee is not work authorized. The Employer understands that an initial inability of the SSA or DHS automated verification system to verify work authorization, a tentative nonconfirmation, a case in continuance (indicating the need for additional time for the government to resolve a case), or the finding of a photo mismatch, does not establish, and should not be interpreted as, evidence that the employee is not work authorized. In any of such cases, the employee must be provided a full and fair opportunity to contest the finding, and if he or she does so, the employee may not be terminated or suffer any adverse employment consequences based upon the employee's perceived employment eligibility status

(including denying, reducing, or extending work hours, delaying or preventing training, requiring an employee to work in poorer conditions, withholding pay, refusing to assign the employee to a Federal contract or other assignment, or otherwise assuming that he or she is unauthorized to work) until and unless secondary verification by SSA or DHS has been completed and a final nonconfirmation has been issued. If the employee does not choose to contest a tentative nonconfirmation or a photo mismatch or if a secondary verification is completed and a final nonconfirmation is issued, then the Employer can find the employee is not work authorized and terminate the employee's employment. Employers or employees with questions about a final nonconfirmation may call E-Verify at 1-888-464-4218 (customer service) or 1-888-897-7781 (worker hotline).

14. The Employer agrees to comply with Title VII of the Civil Rights Act of 1964 and section 274B of the INA as applicable by not discriminating unlawfully against any individual in hiring, firing, employment eligibility verification, or recruitment or referral practices because of his or her national origin or citizenship status, or by committing discriminatory documentary practices. The Employer understands that such illegal practices can include selective verification or use of E-Verify except as provided in part D below, or discharging or refusing to hire employees because they appear or sound "foreign" or have received tentative nonconfirmations. The Employer further understands that any violation of the immigration-related unfair employment practices provisions in section 274B of the INA could subject the Employer to civil penalties, back pay awards, and other sanctions, and violations of Title VII could subject the Employer to back pay awards, compensatory and punitive damages. Violations of either section 274B of the INA or Title VII may also lead to the termination of its participation in E-Verify. If the Employer has any questions relating to the anti-discrimination provision, it should contact OSC at 1-800-255-8155 or 1-800-237-2515 (TDD).

15. The Employer agrees that it will use the information it receives from E-Verify only to confirm the employment eligibility of employees as authorized by this MOU. The Employer agrees that it will safeguard this information, and means of access to it (such as PINS and passwords), to ensure that it is not used for any other purpose and as necessary to protect its confidentiality, including ensuring that it is not disseminated to any person other than employees of the Employer who are authorized to perform the Employer's responsibilities under this MOU, except for such dissemination as may be authorized in advance by SSA or DHS for legitimate purposes.

16. The Employer agrees to notify DHS immediately in the event of a breach of personal information. Breaches are defined as loss of control or unauthorized access to E-Verify personal data. All suspected or confirmed breaches should be reported by calling 1-888-464-4218 or via email at E-Verify@dhs.gov. Please use "Privacy Incident – Password" in the subject line of your email when sending a breach report to E-Verify.

17. The Employer acknowledges that the information it receives from SSA is governed by the Privacy Act (5 U.S.C. § 552a(i)(1) and (3)) and the Social Security Act (42 U.S.C. 1306(a)). Any person who obtains this information under false pretenses or uses it for any purpose other than as provided for in this MOU may be subject to criminal penalties.

18. The Employer agrees to cooperate with DHS and SSA in their compliance monitoring and evaluation of E-Verify, which includes permitting DHS, SSA, their contractors and other agents, upon

reasonable notice, to review Forms I-9 and other employment records and to interview it and its employees regarding the Employer's use of E-Verify, and to respond in a prompt and accurate manner to DHS requests for information relating to their participation in E-Verify.

19. The Employer shall not make any false or unauthorized claims or references about its participation in E-Verify on its website, in advertising materials, or other media. The Employer shall not describe its services as federally-approved, federally-certified, or federally-recognized, or use language with a similar intent on its website or other materials provided to the public. Entering into this MOU does not mean that E-Verify endorses or authorizes your E-Verify services and any claim to that effect is false.

20. The Employer shall not state in its website or other public documents that any language used therein has been provided or approved by DHS, USCIS or the Verification Division, without first obtaining the prior written consent of DHS.

21. The Employer agrees that E-Verify trademarks and logos may be used only under license by DHS/USCIS (see M-795 (Web)) and, other than pursuant to the specific terms of such license, may not be used in any manner that might imply that the Employer's services, products, websites, or publications are sponsored by, endorsed by, licensed by, or affiliated with DHS, USCIS, or E-Verify.

22. The Employer understands that if it uses E-Verify procedures for any purpose other than as authorized by this MOU, the Employer may be subject to appropriate legal action and termination of its participation in E-Verify according to this MOU.

B. RESPONSIBILITIES OF FEDERAL CONTRACTORS

1. If the Employer is a Federal contractor with the FAR E-Verify clause subject to the employment verification terms in Subpart 22.18 of the FAR, it will become familiar with and comply with the most current version of the E-Verify User Manual for Federal Contractors as well as the E-Verify Supplemental Guide for Federal Contractors.

2. In addition to the responsibilities of every employer outlined in this MOU, the Employer understands that if it is a Federal contractor subject to the employment verification terms in Subpart 22.18 of the FAR it must verify the employment eligibility of any "employee assigned to the contract" (as defined in FAR 22.1801). Once an employee has been verified through E-Verify by the Employer, the Employer may not create a second case for the employee through E-Verify.

a. An Employer that is not enrolled in E-Verify as a Federal contractor at the time of a contract award must enroll as a Federal contractor in the E-Verify program within 30 calendar days of contract award and, within 90 days of enrollment, begin to verify employment eligibility of new hires using E-Verify. The Employer must verify those employees who are working in the United States, whether or not they are assigned to the contract. Once the Employer begins verifying new hires, such verification of new hires must be initiated within three business days after the hire date. Once enrolled in E-Verify as a Federal contractor, the Employer must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

b. Employers enrolled in E-Verify as a Federal contractor for 90 days or more at the time of a contract award must use E-Verify to begin verification of employment eligibility for new hires of the Employer who are working in the United States, whether or not assigned to the contract, within three business days after the date of hire. If the Employer is enrolled in E-Verify as a Federal contractor for 90 calendar days or less at the time of contract award, the Employer must, within 90 days of enrollment, begin to use E-Verify to initiate verification of new hires of the contractor who are working in the United States, whether or not assigned to the contract. Such verification of new hires must be initiated within three business days after the date of hire. An Employer enrolled as a Federal contractor in E-Verify must begin verification of each employee assigned to the contract within 90 calendar days after date of contract award or within 30 days after assignment to the contract, whichever is later.

c. Federal contractors that are institutions of higher education (as defined at 20 U.S.C. 1001(a)), state or local governments, governments of Federally recognized Indian tribes, or sureties performing under a takeover agreement entered into with a Federal agency under a performance bond may choose to only verify new and existing employees assigned to the Federal contract. Such Federal contractors may, however, elect to verify all new hires, and/or all existing employees hired after November 6, 1986. Employers in this category must begin verification of employees assigned to the contract within 90 calendar days after the date of enrollment or within 30 days of an employee's assignment to the contract, whichever date is later.

d. Upon enrollment, Employers who are Federal contractors may elect to verify employment eligibility of all existing employees working in the United States who were hired after November 6, 1986, instead of verifying only those employees assigned to a covered Federal contract. After enrollment, Employers must elect to verify existing staff following DHS procedures and begin E-Verify verification of all existing employees within 180 days after the election.

e. The Employer may use a previously completed Form I-9 as the basis for creating an E-Verify case for an employee assigned to a contract as long as:

i. That Form I-9 is complete (including the SSN) and complies with Article II.A.6,

ii. The employee's work authorization has not expired, and

iii. The Employer has reviewed the Form I-9 information either in person or in communications with the employee to ensure that the employee's Section 1, Form I-9 attestation has not changed (including, but not limited to, a lawful permanent resident alien having become a naturalized U.S. citizen).

f. The Employer shall complete a new Form I-9 consistent with Article II.A.6 or update the previous Form I-9 to provide the necessary information if:

i. The Employer cannot determine that Form I-9 complies with Article II.A.6,

ii. The employee's basis for work authorization as attested in Section 1 has expired or changed, or

iii. The Form I-9 contains no SSN or is otherwise incomplete.

Note: If Section 1 of Form I-9 is otherwise valid and up-to-date and the form otherwise complies with

Article II.C.5, but reflects documentation (such as a U.S. passport or Form I-551) that expired after completing Form I-9, the Employer shall not require the production of additional documentation, or use the photo screening tool described in Article II.A.5, subject to any additional or superseding instructions that may be provided on this subject in the E-Verify User Manual.

g. The Employer agrees not to require a second verification using E-Verify of any assigned employee who has previously been verified as a newly hired employee under this MOU or to authorize verification of any existing employee by any Employer that is not a Federal contractor based on this Article.

3. The Employer understands that if it is a Federal contractor, its compliance with this MOU is a performance requirement under the terms of the Federal contract or subcontract, and the Employer consents to the release of information relating to compliance with its verification responsibilities under this MOU to contracting officers or other officials authorized to review the Employer's compliance with Federal contracting requirements.

C. RESPONSIBILITIES OF SSA

1. SSA agrees to allow DHS to compare data provided by the Employer against SSA's database. SSA sends DHS confirmation that the data sent either matches or does not match the information in SSA's database.

2. SSA agrees to safeguard the information the Employer provides through E-Verify procedures. SSA also agrees to limit access to such information, as is appropriate by law, to individuals responsible for the verification of Social Security numbers or responsible for evaluation of E-Verify or such other persons or entities who may be authorized by SSA as governed by the Privacy Act (5 U.S.C. § 552a), the Social Security Act (42 U.S.C. 1306(a)), and SSA regulations (20 CFR Part 401).

3. SSA agrees to provide case results from its database within three Federal Government work days of the initial inquiry. E-Verify provides the information to the Employer.

4. SSA agrees to update SSA records as necessary if the employee who contests the SSA tentative nonconfirmation visits an SSA field office and provides the required evidence. If the employee visits an SSA field office within the eight Federal Government work days from the date of referral to SSA, SSA agrees to update SSA records, if appropriate, within the eight-day period unless SSA determines that more than eight days may be necessary. In such cases, SSA will provide additional instructions to the employee. If the employee does not visit SSA in the time allowed, E-Verify may provide a final nonconfirmation to the employer.

Note: If an Employer experiences technical problems, or has a policy question, the employer should contact E-Verify at 1-888-464-4218.

D. RESPONSIBILITIES OF DHS

1. DHS agrees to provide the Employer with selected data from DHS databases to enable the Employer to conduct, to the extent authorized by this MOU:

a. Automated verification checks on alien employees by electronic means, and

b. Photo verification checks (when available) on employees.

2. DHS agrees to assist the Employer with operational problems associated with the Employer's participation in E-Verify. DHS agrees to provide the Employer names, titles, addresses, and telephone numbers of DHS representatives to be contacted during the E-Verify process.

3. DHS agrees to provide to the Employer with access to E-Verify training materials as well as an E-Verify User Manual that contain instructions on E-Verify policies, procedures, and requirements for both SSA and DHS, including restrictions on the use of E-Verify.

4. DHS agrees to train Employers on all important changes made to E-Verify through the use of mandatory refresher tutorials and updates to the E-Verify User Manual. Even without changes to E-Verify, DHS reserves the right to require employers to take mandatory refresher tutorials.

5. DHS agrees to provide to the Employer a notice, which indicates the Employer's participation in E-Verify. DHS also agrees to provide to the Employer anti-discrimination notices issued by the Office of Special Counsel for Immigration-Related Unfair Employment Practices (OSC), Civil Rights Division, U.S. Department of Justice.

6. DHS agrees to issue each of the Employer's E-Verify users a unique user identification number and password that permits them to log in to E-Verify.

7. DHS agrees to safeguard the information the Employer provides, and to limit access to such information to individuals responsible for the verification process, for evaluation of E-Verify, or to such other persons or entities as may be authorized by applicable law. Information will be used only to verify the accuracy of Social Security numbers and employment eligibility, to enforce the INA and Federal criminal laws, and to administer Federal contracting requirements.

8. DHS agrees to provide a means of automated verification that provides (in conjunction with SSA verification procedures) confirmation or tentative nonconfirmation of employees' employment eligibility within three Federal Government work days of the initial inquiry.

9. DHS agrees to provide a means of secondary verification (including updating DHS records) for employees who contest DHS tentative nonconfirmations and photo mismatch tentative nonconfirmations. This provides final confirmation or nonconfirmation of the employees' employment eligibility within 10 Federal Government work days of the date of referral to DHS, unless DHS determines that more than 10 days may be necessary. In such cases, DHS will provide additional verification instructions.

ARTICLE III
REFERRAL OF INDIVIDUALS TO SSA AND DHS

A. REFERRAL TO SSA

1. If the Employer receives a tentative nonconfirmation issued by SSA, the Employer must print the notice as directed by E-Verify. The Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify

case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer agrees to provide written referral instructions to employees and instruct affected employees to bring the English copy of the letter to the SSA. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. After a tentative nonconfirmation, the Employer will refer employees to SSA field offices only as directed by E-Verify. The Employer must record the case verification number, review the employee information submitted to E-Verify to identify any errors, and find out whether the employee contests the tentative nonconfirmation. The Employer will transmit the Social Security number, or any other corrected employee information that SSA requests, to SSA for verification again if this review indicates a need to do so.

4. The Employer will instruct the employee to visit an SSA office within eight Federal Government work days. SSA will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

5. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

6. The Employer agrees not to ask the employee to obtain a printout from the Social Security Administration number database (the Numident) or other written verification of the SSN from the SSA.

B. REFERRAL TO DHS

1. If the Employer receives a tentative nonconfirmation issued by DHS, the Employer must promptly notify employees in private of the finding and provide them with the notice and letter containing information specific to the employee's E-Verify case. The Employer also agrees to provide both the English and the translated notice and letter for employees with limited English proficiency to employees. The Employer must allow employees to contest the finding, and not take adverse action against employees if they choose to contest the finding, while their case is still pending.

2. The Employer agrees to obtain the employee's response about whether he or she will contest the tentative nonconfirmation as soon as possible after the Employer receives the tentative nonconfirmation. Only the employee may determine whether he or she will contest the tentative nonconfirmation.

3. The Employer agrees to refer individuals to DHS only when the employee chooses to contest a tentative nonconfirmation.

4. If the employee contests a tentative nonconfirmation issued by DHS, the Employer will instruct the

employee to contact DHS through its toll-free hotline (as found on the referral letter) within eight Federal Government work days.

5. If the Employer finds a photo mismatch, the Employer must provide the photo mismatch tentative nonconfirmation notice and follow the instructions outlined in paragraph 1 of this section for tentative nonconfirmations, generally.

6. The Employer agrees that if an employee contests a tentative nonconfirmation based upon a photo mismatch, the Employer will send a copy of the employee's Form I-551, Form I-766, U.S. Passport, or passport card to DHS for review by:

a. Scanning and uploading the document, or

b. Sending a photocopy of the document by express mail (furnished and paid for by the employer).

7. The Employer understands that if it cannot determine whether there is a photo match/mismatch, the Employer must forward the employee's documentation to DHS as described in the preceding paragraph. The Employer agrees to resolve the case as specified by the DHS representative who will determine the photo match or mismatch.

8. DHS will electronically transmit the result of the referral to the Employer within 10 Federal Government work days of the referral unless it determines that more than 10 days is necessary.

9. While waiting for case results, the Employer agrees to check the E-Verify system regularly for case updates.

ARTICLE IV
SERVICE PROVISIONS

A. NO SERVICE FEES

1. SSA and DHS will not charge the Employer for verification services performed under this MOU. The Employer is responsible for providing equipment needed to make inquiries. To access E-Verify, an Employer will need a personal computer with Internet access.

ARTICLE V
MODIFICATION AND TERMINATION

A. MODIFICATION

1. This MOU is effective upon the signature of all parties and shall continue in effect for as long as the SSA and DHS operates the E-Verify program unless modified in writing by the mutual consent of all parties.

2. Any and all E-Verify system enhancements by DHS or SSA, including but not limited to E-Verify checking against additional data sources and instituting new verification policies or procedures, will be covered under this MOU and will not cause the need for a supplemental MOU that outlines these changes.

B. TERMINATION

1. The Employer may terminate this MOU and its participation in E-Verify at any time upon 30 days prior written notice to the other parties.

2. Notwithstanding Article V, part A of this MOU, DHS may terminate this MOU, and thereby the Employer's participation in E-Verify, with or without notice at any time if deemed necessary because of the requirements of law or policy, or upon a determination by SSA or DHS that there has been a breach of system integrity or security by the Employer, or a failure on the part of the Employer to comply with established E-Verify procedures and/or legal requirements. The Employer understands that if it is a Federal contractor, termination of this MOU by any party for any reason may negatively affect the performance of its contractual responsibilities. Similarly, the Employer understands that if it is in a state where E-Verify is mandatory, termination of this by any party MOU may negatively affect the Employer's business.

3. An Employer that is a Federal contractor may terminate this MOU when the Federal contract that requires its participation in E-Verify is terminated or completed. In such cases, the Federal contractor must provide written notice to DHS. If an Employer that is a Federal contractor fails to provide such notice, then that Employer will remain an E-Verify participant, will remain bound by the terms of this MOU that apply to non-Federal contractor participants, and will be required to use the E-Verify procedures to verify the employment eligibility of all newly hired employees.

4. The Employer agrees that E-Verify is not liable for any losses, financial or otherwise, if the Employer is terminated from E-Verify.

ARTICLE VI
PARTIES

A. Some or all SSA and DHS responsibilities under this MOU may be performed by contractor(s), and SSA and DHS may adjust verification responsibilities between each other as necessary. By separate agreement with DHS, SSA has agreed to perform its responsibilities as described in this MOU.

B. Nothing in this MOU is intended, or should be construed, to create any right or benefit, substantive or procedural, enforceable at law by any third party against the United States, its agencies, officers, or employees, or against the Employer, its agents, officers, or employees.

C. The Employer may not assign, directly or indirectly, whether by operation of law, change of control or merger, all or any part of its rights or obligations under this MOU without the prior written consent of DHS, which consent shall not be unreasonably withheld or delayed. Any attempt to sublicense, assign, or transfer any of the rights, duties, or obligations herein is void.

D. Each party shall be solely responsible for defending any claim or action against it arising out of or related to E-Verify or this MOU, whether civil or criminal, and for any liability wherefrom, including (but not limited to) any dispute between the Employer and any other person or entity regarding the applicability of Section 403(d) of IIRIRA to any action taken or allegedly taken by the Employer.

E. The Employer understands that its participation in E-Verify is not confidential information and may be disclosed as authorized or required by law and DHS or SSA policy, including but not limited to,

Congressional oversight, E-Verify publicity and media inquiries, determinations of compliance with Federal contractual requirements, and responses to inquiries under the Freedom of Information Act (FOIA).

F. The individuals whose signatures appear below represent that they are authorized to enter into this MOU on behalf of the Employer and DHS respectively. The Employer understands that any inaccurate statement, representation, data or other information provided to DHS may subject the Employer, its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Employer.

To be accepted as an E-Verify participant, you should only sign the Employer's Section of the signature page. If you have any questions, contact E-Verify at 1-888-464-4218.

Company ID Number: 228993

Approved by:

Employer ROTOLO CONSULTANTS, INC	
Name (Please Type or Print) DELIA I HERNANDEZ	Title
Signature Electronically Signed	Date 07/09/2009
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 07/09/2009

Company ID Number: 228993

Information Required for the E-Verify Program **Information relating to your Company:**	
Company Name	ROTOLO CONSULTANTS, INC
Company Facility Address	38001 Brownsvillage Rd SLIDELL, LA 70460
Company Alternate Address	
County or Parish	SAINT TAMMANY
Employer Identification Number	721285520
North American Industry Classification Systems Code	238
Parent Company	
Number of Employees	500 to 999
Number of Sites Verified for	1

Company ID Number: 228993

Are you verifying for more than 1 site? If yes, please provide the number of sites verified for in each State:

LOUISIANA	1 site(s)

Company ID Number: 228993

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name	DELIA I HERNANDEZ
Phone Number	(985) 643 - 2427 ext. 102
Fax Number	(985) 643 - 2691
Email Address	dhernandez@rotoloconsultants.com

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Florida Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Parkway
Tallahassee, Florida 32399-6500

06/05/2026

Rotolo Consultants, Inc
38001 Browns Village Road
Slidell LA 70460

SUBJECT: Agricultural Products Dealer AD1763

This certificate is issued pursuant to Chapter 604, Florida Statutes. This certificate is valid only for the person and license number listed.

All agricultural dealer licenses must be renewed annually. Any license allowed to expire shall become inoperative because of failure to renew. A late fee of $100 in addition to the license fee must be paid for any license not renewed prior to expiration.

If there are any errors on the certificate, please submit all changes in writing to the department. If you have any questions, please call the Division of Consumer Services toll free at (800) HELP-FLA (435-7352), or 850-410-3800 if calling from outside Florida.

State of Florida
Florida Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Parkway
Tallahassee, Florida 32399-6500

Registration No.: **AD1763**

Issue Date: 06/21/2026
Expiration Date: 06/21/2027

POST CERTIFICATE CONSPICUOUSLY

Agricultural Products Dealer

Section 604.15-604.30, Florida Statutes

Rotolo Consultants, Inc

38001 Browns Village Road
Slidell LA 70460

WILTON SIMPSON

COMMISSIONER OF AGRICULTURE

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
CERTIFIED PEST CONTROL OPERATOR
Certificate # JF341530

WADDLE, BRIAN
4234 otterlake cove
niceville, FL 32578

Categories
LAWN

Issued: 06/03/2026 **Expires: 06/01/2027**

Signature of Certificate Holder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

Florida Department of Agriculture and Consumer Services

Category Key

FUM	Fumigation
WDO	Termites and Other Wood-Destroying Organisms
GHP	General Household Pest
LAWN	Lawn and Ornamental

State of Florida
Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF341530

BRIAN WADDLE

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

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: 06/03/2026

Expiration Date: 06/01/2027

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Commercial Applicator
License # CM27581

OWENS, JAMES
2012 Grasmere Dr.
Apopka, FL 32703

Categories
5A, 21, 6

Issued: 07/31/2026 **Expires:** 07/31/2030

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services

License Categories

1A1	Ag Row Crop	5B	Organotin Paint
1A2	Ag Tree Crop	6	Right of Way
1B	Ag Animal	7A	Wood Treatment
1C	Private Applicator Ag	7B	Chlorine Gas Infusion
1D	Soil and Greenhouse Fum	7C	Sewer Root Control
1E	Raw Ag Commodity Fum	9	Regulatory Pest Control
2	Forest Pest Control	10	Demonstration and Research
3	Ornamental and Turf	11	Aerial Application
4	Seed Treatment	20	Regulatory Insp. and Samp
5A	Aquatic Pest Control	21	Natural Areas Weed Mgmt

Florida Department of Agriculture and Consumer Services
Bureau of Licensing and Enforcement
Commercial Applicator
License # CM500133

Ramos, Encarnacion
1940 Bluewater Blvd #5
Niceville, FL 32578

Categories
21

Issued: 06/05/2025 **Expires:** 06/05/2029

Signature of Licensee

WILTON SIMPSON, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Florida Department of Agriculture and Consumer Services

License Categories

1A1	Ag Row Crop	5B	Organotin Paint
1A2	Ag Tree Crop	6	Right of Way
1B	Ag Animal	7A	Wood Treatment
1C	Private Applicator Ag	7B	Chlorine Gas Infusion
1D	Soil and Greenhouse Fum	7C	Sewer Root Control
1E	Raw Ag Commodity Fum	9	Regulatory Pest Control
2	Forest Pest Control	10	Demonstration and Research
3	Ornamental and Turf	11	Aerial Application
4	Seed Treatment	20	Regulatory Insp. and Samp
5A	Aquatic Pest Control	21	Natural Areas Weed Mgmt

Detail by FEI/EIN Number

Foreign Profit Corporation
ROTOLO CONSULTANTS, INC.

Filing Information

Document Number	F15000003548
FEI/EIN Number	72-1285520
Date Filed	08/12/2015
State	LA
Status	ACTIVE

Principal Address

38001 BROWNVILLAGE RD.
SLIDELL, LA 70460

Changed: 07/11/2024

Mailing Address

38001 BROWNVILLAGE RD.
SLIDELL, LA 70460

Changed: 07/11/2024

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 07/11/2024

Address Changed: 07/11/2024

Officer/Director Detail

Name & Address

Title President

Rotolo, Michael
38001 Brownsvillage Rd.
SLIDELL, LA 70460

Title Secretary, Treasurer

Rotolo, Brian
38001 BROWNVILLAGE RD.
SLIDELL, LA 70460

Title Director

Rotolo, Keith
38001 BROWNVILLAGE RD.
SLIDELL, LA 70460

Annual Reports

Report Year	Filed Date
2024	03/26/2024
2025	01/13/2025
2026	03/05/2026

Document Images

03/05/2026 -- ANNUAL REPORT	View image in PDF format
01/13/2025 -- ANNUAL REPORT	View image in PDF format
07/11/2024 -- Reg. Agent Change	View image in PDF format
03/26/2024 -- ANNUAL REPORT	View image in PDF format
05/23/2023 -- ANNUAL REPORT	View image in PDF format
02/22/2022 -- ANNUAL REPORT	View image in PDF format
01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/24/2020 -- ANNUAL REPORT	View image in PDF format
01/03/2019 -- ANNUAL REPORT	View image in PDF format
10/10/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
07/08/2016 -- ANNUAL REPORT	View image in PDF format
08/12/2015 -- Foreign Profit	View image in PDF format

Florida Department of State, Division of Corporations

An official website of the United States government Here's how you know

My Company Profile

Company Information

Company Name
ROTOLO CONSULTANTS, INC

Doing Business As (DBA) Name
RCI

Company ID
228993

Enrollment Date
Jul 08, 2009

Employer Identification Number (EIN)
721285520

Unique Entity Identifier (UEI)

DUNS Number
182939475

Total Number of Employees
500 to 999

NAICS Code
238

Sector
Construction

Subsector
Specialty Trade Contractors



TAB 5-
PRICING









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	$30,247.94	$362,975.32	(for twelve (12) months)
Term 2	$31,155.38	$373,864.60	(for twelve (12) months)
Term 3	$32,090.04	$385,080.54	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (1,860 SF)	$ 32,380.44	$ 33,351.86	$ $34,352.41
St. Augustine (71,388.21 SF)	$ 5,025.93	$ $5,176.71	$ $5,332.01
Zoysia (951,843.54 SF)	$ 67,012.46	$ $69,022.83	$ $71,093.52
Bermuda (166,573.25 SF)	$ 11,727.22	$ $12,079.04	$ $12,441.41
Bahia (1,189,805 SF)	$ 83,765.61	$ $86,278.58	$ $88,866.94
Shrub Beds (300,589 SF)	$ 113,752.43	$ $117,165.01	$ $120,679.96
Trees & Palms	$ 17,959.01	$ $18,497.78	$ $19,052.72
Irrigation	$ 31,352.22	$ $32,292.79	$ $33,261.57
Mulch- Additional Service, not included in base price**	$ 150,368.80	$ $154,879.87	$ $159,526.26
TOTAL ANNUAL AMOUNT	**$** 362,975.32	**$** 373,864.60	**$** 385,080.54

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 **%**	3.0 **%**	3.0 **%**

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	$17,495.24	$209,942.90	(for twelve (12) months)
Term 2	$18,020.09	$216,241.17	(for twelve (12) months)
Term 3	$18,560.70	$222,728.42	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (140 SF)	$ $2,435.25	$ $2,508.30	$ $2,583.55
St. Augustine (44,815.14 SF)	$ $3,402.68	$ $3,504.76	$ $3,609.90
Zoysia (597,519.39 SF)	$ $45,367.83	$ $46,728.86	$ $48,130.73
Bermuda (104,565.27 SF)	$ $7,939.32	$ $8,177.50	$ $8,422.83
Bahia (746,899.80 SF)	$ $56,709.83	$ $58,411.12	$ $60,163.46
Shrub Beds (168,352 SF)	$ $59,683.32	$ $61,473.82	$ $63,318.03
Trees & Palms	$ $14,911.25	$ $15,358.59	$ $15,819.35
Irrigation	$ $19,493.42	$ $20,078.22	$ $20,680.57
Mulch - Additional Service, not included in base price**	$ $84,445.44	$ $86,978.81	$ $89,588.17
TOTAL ANNUAL AMOUNT	**$** $209,942.90	**$** 216,241.17	**$** $222,728.42

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	**%**	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	$47,743.19	572,918.25	(for twelve (12) months)
Term 2	$49,175.48	$590,105.78	(for twelve (12) months)
Term 3	$50,650.75	607,808.97	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	Term 2 (10/1/27 – 9/30/28)	Term 3 (10/1/28 – 9/30/29)
Annual Rotations (SF)	$ $34,815.69	$ $35,860.16	$ $36,935.96
St. Augustine (116,203.34 SF)	$ $8,428.61	$ $8,681.47	$ $8,941.91
Zoysia (1,549,362.93 SF)	$ $112,380.29	$ $115,751.69	$ $119,224.25
Bermuda (271,138.53 SF)	$ $19,666.55	$ $20,256.54	$ $20,864.24
Bahia (1,936,704.80 SF)	$ $140,475.44	$ $144,689.70	$ $149,030.40
Shrub Beds (468,941 SF)	$ $173,435.75	$ $178,638.82	$ $183,997.99
Trees & Palms	$ $32,870.27	$ $33,856.38	$ $34,872.07
Irrigation	$ $50,845.65	$ $52,371.02	$ $53,942.15
Mulch- Additional Service, not included in base price**	$ $234,814.24	$ $241,858.67	$ $249,114.43
TOTAL ANNUAL AMOUNT	**$** 572,918.25	**$** $590,105.78	**$** 607,808.97

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 **%**	3**%**	3**%**

Awards

Top Workplaces

RCI has placed in The Times-Picayune Top Workplaces for the last decade. Through a partnership with the Philadelphia-based employee research and consulting firm Energage, employee surveys were conducted to assess the top workplaces. Top companies possess three traits: they celebrate good news, give employees a voice, and make "people-informed" decisions.



ENR Top 600 Specialty Contractors

Companies that make this list are ranked according to construction revenue in millions from specialty contracting in a prime or subcontracting capacity. RCI is proud to rank 459 in 2024 and ranks consistently each and every year.



Top 100 Commercial Landscape Companies in the U.S. and Canada

This list is comprised of companies from the U.S. as well as Canada. Rankings are based on yearly revenue from the previous year sourced from landscape profit centers. RCI consistently ranks among the top companies listed.





Pictured: A reel-mowed soccer field in **The Woodlands Township**—home of the 2025 TRAPS Texas Gold Medal Award for excellence in parks and recreation.

Additional Materials:
Visit Our Website

To explore recent project highlights, company news, and ongoing developments at RCI, please visit our website:



Plant Talk with RCI's Horticulturist, Russell Harris

Cultivating Excellence: Meet RCI's Horticulturist, Russell Harris Spring is a season of vibrant growth — and at RCI , we're proud to have a seasoned horticulturist like Russell Harris guiding our approach to color, texture, and plant health across the landscapes we design and maintain. With years of

READ MORE



Celebrating Earth Day and Arbor Day

At RCI, we understand the importance of sustainability, both for the environment and for our communities. As we celebrate Earth Day and Arbor Day this April, we reflect on how we integrate eco-friendly practices into our landscaping services and the critical role trees play in enhancing both the

READ MORE



Transforming LSU's Aquatic Facilities

Our role in this large-scale project was to install key landscaping and hardscaping elements that seamlessly integrate with LSU's existing campus while ensuring functionality, safety, and aesthetic appeal.

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Luxury Meets Landscape: Four Seasons Hotel New Orleans

At the Four Seasons New Orleans, the thoughtfully curated outdoor spaces invite guests to immerse themselves in the city's charm while enjoying a tranquil, luxurious atmosphere.

READ MORE



Get to Know Your RCI Landscape Designers: Manny Lopez and Allen Worthington

At RCI, our landscape designers bring more than just technical skills to the table—they bring passion, creativity, and a deep respect for the environments they shape. Two of our talented designers, Manny Lopez and Allen Worthington , took time to share their journey into landscape

READ MORE



Why Hiring a Landscape Architect is Essential for Your Commercial or Public Space

When planning a commercial or public space, the landscape plays a crucial role in setting the tone, enhancing functionality, and ensuring the long-term sustainability of the environment. Whether it's an office park, a public plaza, or a commercial retail development, the expertise of a landscape architect

READ MORE



Transforming Your Commercial Properties with Beautiful and Functional Hardscapes

Hardscapes, which include elements such as patios, walkways, retaining walls, and seating areas, define the structure of your landscape, enhancing both aesthetics and usability.

READ MORE



The Benefits of Smart Irrigation in Commercial Landscaping

Investing in a smart irrigation system is a win-win for commercial properties looking to reduce water usage, cut costs, and promote sustainability.

READ MORE



Behind the Design: Q&A with RCI's Landscape Architects

Celebrating National Landscape Architecture Month At RCI, our landscape architecture team is the creative force behind some of the most dynamic outdoor environments across the Gulf Coast. In celebration of National Landscape Architecture Month, we caught up with two of our talented

READ MORE



Celebrating Landscape Architecture Month at RCI: Insights from Gene Peters, Director of Landscape Architecture

As we celebrate National Landscape Architecture Month this April, RCI is proud to highlight our talented team of landscape architects and designers who work tirelessly to create exceptional outdoor spaces. In this post, we sit down with Gene Peters, our Director of Landscape Architecture, to learn

READ MORE



Complicated in the Big Easy

The transformation of the World Trade Center into a luxury property was a huge undertaking, to say the least -- the project cost more than $500 million and took more than three years to complete.

Continue reading



Did you know that May is National ALS Awareness Month?

RCI had the exciting opportunity to partner with Ochsner to spread ALS awareness and support through the planting of a special garden at their main campus in New Orleans.

Continue reading

The Right People. The Right Attitude. The RCI Difference.

RCI has always operated under the philosophy that we must expect more from ourselves than any client ever would. We know from the start what a truly extraordinary project should look like, and we work tirelessly with our clients to achieve the highest standards.

The Rotolo family has assembled a team that shares our passion for providing the best possible service. When we hire, we are not just looking for the right experience or the right skill set. We are looking for the right attitude. The result: Our team members are willing to put in the hard work and long hours needed to deliver the highest level of quality on remarkably complex projects under the most demanding schedules. Thanks to this dedication, our clients come back to us again and again.

What we have done for our clients, we can do for you. There is an art to creating a stunning outdoor environment - just as there is an art to building a dedicated, expert team with the skills and drive to deliver a flawless finished product.

We place the highest priority on attracting and hiring the very best people to serve you. While many of our core employees have been with us for years, we actively recruit and hire fresh talent - whether it is the bright new college graduate or someone with 30 years experience. Above all, we look for an enthusiastic, determined outlook. We know that with the right attitude, we can accomplish anything for you!



PARKER ROAD
COMMUNITY
DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL

LANDSCAPE AND IRRIGATION MAINTENANCE
OAKMONT

GAINESVILLE, FLORIDA

PROJECT MANUAL and
TECHNICAL SPECIFICATIONS
ISSUE DATE: JULY 27, 2026

DISTRICT MANAGEMENT:

PFM Management Services LLC
Attn: Kwame Jackson, Associate District Manager
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

OAKMONT

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
Gainesville, Florida

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I. Proposal Package

a. Advertisement for Request for Proposals

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
Landscaping, Common Areas, & Irrigation Maintenance Services

Parker Road Community Development District, announces that Landscaping, Common Areas, and Irrigation Maintenance Services will be required for the project listed below:

PROJECT: **Parker Road Community Development District Landscaping, Common Areas, & Irrigation Maintenance Services**

The contract for landscaping, common areas, and irrigation maintenance services will consist of maintenance of turf, trees, shrubs and ground cover, open areas, hardscape and irrigation as well as trash removal through certain distinct areas of maintenance as more specifically set forth in the Request for Proposal.

The Project Manual will be available electronically beginning **Monday, July 27, 2026 at 12:00 PM (EST)** and should be requested by email to Kwame Jackson, Associate District Manager, PFM Management Services LLC, jacksonk@pfm.com. The request for Proposal requires proposers to submit proposals for individual district areas of maintenance and collectively submit a proposal for all areas (two total). The District reserves the right to award Sections 1 and 2 separately to different proposers, or to award collectively to one proposer.

Ranking of proposers will be made on the basis of qualifications according to the Evaluation Criteria contained within the Project Manual. The District has the right to reject any and all proposals if it determines, at its sole discretion, such rejection is in the best interest of the District. Any proposer who wishes to protest the scope of work and selection criteria shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the proposed project plans and specifications or other contract documents and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the Request for Proposal. The formal written protest shall state with particularity the facts and law upon which the protest is based. Any and all questions relative to this project shall be directed in writing only to PFM Management Services LLC, Kwame Jackson, Associate District Manager, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, via facsimile 407-723-5901 or e-mail at jacksonk@pfm.com, no later than **Monday, August 10, 2026, at 12:00 PM (EST).**

Firms desiring to provide services for this project must submit four (4) bound copies of the required proposal section(s) and one electronic copy of the required proposal section(s) no later than **Wednesday, August 26, 2026, at 2:00 PM (EST)** at the offices of PFM Management Services LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, and Attention: Kwame Jackson, Associate District Manager. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated below; those received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Proposals will be opened during a Response Opening Meeting on **2:15 PM (EST) on Wednesday, August 26, 2026,** at PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 407-723-5900 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Kwame Jackson
Associate District Manager

I. Proposal Package

b. Instructions to Proposers

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Wednesday, August 26, 2026, at 2:00 PM (EST)** a t the offices of PFM Management Services, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817. Phone (407) 723-5900. Proposals will be publicly opened during a Response Opening Meeting at **2:15 PM (EST) on Wednesday, August 26, 2026,** at 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817.

SECTION 2. SIGNATURE ON PROPOSAL. In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the proposer must correctly sign the Acknowledgment of Receipt of Documents and Proposal Signature Form. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his or her authority to do so.

SECTION 3. FAMILIARITY WITH THE LAW. By submitting a proposal, the proposer is assumed to be and has provided evidence of being a licensed landscape, irrigation and pesticide contractor and familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 4. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible proposer who is qualified by experience to do the work specified herein. The proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the Owner. Contractors are directed to Section II.a. Scope of Work for additional license and certification requirements, and evidence of the same must be submitted with its Proposal.

SECTION 5. SUBMISSION OF ONLY ONE PROPOSAL. Proposers may be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 6. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the documents included with the Request for Proposal "the Proposal Documents") are to be directed in writing to Vivian Carvalho, District Manager, at PFM Group

Consulting LLC. Interpretations or clarifications considered necessary by the District Representative in response to such questions will be issued by Addenda faxed, mailed or delivered to all parties recorded as having received the Proposal Documents. Questions received after **Monday, August 10, 2026, at 12:00 PM (EST)** may not be answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all proposers. No inquiries will be accepted from subcontractors - the proposer shall be responsible for all queries.

SECTION 7. SUBMISSION OF PROPOSAL. Submit four (4) bound copies and one (1) electronic copy of the proposal forms, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS – PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT, OAKMONT, LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES" on the face of it.

SECTION 8. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the Proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 9. PROPOSAL DOCUMENTS. The Proposal Documents, comprised of all documents included within the Request for Proposal, will be available electronically on **Monday, July 27, 2026, at 12:00 PM (EST)** and can be requested by emailing Kwame Jackson, Associate District Manager, at jacksonk@pfm.com.

SECTION 10. PROPOSAL FORM. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda (the numbers of which must be filled in on the Acknowledgment Form). In making its proposal, each proposer represents that it has read and understands the Proposal Documents and that the Proposal is made in accordance therewith, including verification of the contents of the Proposal package against the Table of Contents.

SECTION 11. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all Proposals, make modifications to the work, and waive any informalities or irregularities in Proposals as it is deemed in the best interests of the District. The Request for Proposal requires proposers to complete the Proposal Summaries for Sections 1 & 2 AND the Combined Proposal Summary (two total). Failure to complete ALL Proposal Summaries will result in the rejection of the entire Proposal submitted. The District reserves the right to award Sections 1 & 2 separately to different proposers, or to award collectively to one proposer.

SECTION 12. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the proposer shall enter into and execute the Contract substantially in the form included in the Proposal Documents; unless requested otherwise by the District. This contract will be for a one-year term or less, with the District retaining the option to renew for up to two (2) additional one-year terms, in its sole discretion, based on the proposer's annual proposal amount.

SECTION 13. INSURANCE. All proposers shall include as part of their proposal a current Certificate of Insurance detailing the company's insurance coverage. In the event the proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, Parker Road Community Development District and their staff employees, officers, agents and supervisors as additional insured's, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 14. INDEMNIFICATION. The successful proposer shall fully indemnify and hold harmless the District from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

SECTION 15. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 16. MISCELLANEOUS. All Proposals shall include the following information in addition to any other requirements of the Proposal Documents.

A. A one-page narrative description of the proposer's approach to providing the services as described in the scope of services provided herein, as well as:
   i. based on proposer's on-site inspection list, any identified problems and proposed solutions;
   ii. any exclusions based on existing conditions;
   iii. detail on proposer's approach to pruning:
      a. shrubs
      b. trees
      c. palms
      d. ornamental grass
   iv. proposer's approach to pest, weed, and disease control;
   v. proposer's approach to maintenance of hardscape - flatwork, columns, fences, and monuments;
   vi. maintenance and preventative maintenance of irrigation system.
   vii. describe proposed staffing levels that will be assigned to this project. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes with applicable certifications and responsibilities associated with this project, including arborists, horticulturist, pest control manager, irrigation manger, etc.
   viii. identify the daily and continual size of the crew that will be assigned to the section(s) of the project which are the subject of the Proposal and the proposed schedule for said crew to complete the entire weekly scope of services.

B. Completed price proposal (forms attached).

C. List position or title and corporate responsibilities of key management or

supervisory personnel. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

D. Three references from projects of similar size and scope completed within the last three (3) years. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

E. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.

F. Copies of all applicable Federal, State and local licenses applicable to completing the proposed scope of work.

G. Completed copies of all other forms included within the Proposal Documents.

H. Unit counts and prices for all materials to be incorporated into the Project with the sales tax indicated for each item and extended for column totals.

SECTION 17. PROTESTS. Any protest regarding the Proposal Documents, including specifications or other requirements contained in the Request for Proposal, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to any provision in any document included in the Project Manual, including but not limited to plans, specifications and contract documents.

SECTION 18. EVALUATION OF PROPOSALS. The proposals shall be ranked based upon the District's evaluation of the proposer's ability to perform the services for the project as demonstrated by the documentation provided by the proposer and reference checks of the proposer's clients. The criteria to be used in the evaluation are presented in the Evaluation Criteria sheet, contained within the Proposal Documents.

I. Proposal Package

c. Organization Information of Proposer

PARKER ROAD COMMUNITY DEVELOMENT DISTRICT

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

DATE SUBMITTED: September 8, 2026

1. **Proposer:** SR Landscaping, LLC
[Company Name]

_____ Individual
__x__ Limited Liability Company
_____ Limited Liability Partnership
_____ Partnership
_____ Corporation
_____ Subsidiary Corporation

2. **Proposer Company Address:**

Street Address: 3128 NW Blitchton Rd
P.O. Box (if any): _____
City, State, Zip: Ocala, FL 34475
Telephone: (352) 789-3863 Facsimile: _____

1st Contact Name: Kyler Pacyga Title: Business Development Executive
2nd Contact Name: Alex Gonzalez Title: Regional General Manager

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

4. **Parent Company Address (if different):**

Street Address: _____
P.O. Box (if any): _____
City, State, Zip: _____
Telephone: _____ Facsimile: _____

1st Contact Name: _____ Title: _____
2nd Contact Name: _____ Title: _____

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

Street Address: 3128 NW Blitchton Rd
P.O. Box (if any): _____
City, State, Zip: Ocala, FL 34475
Telephone: (352) 789-3863 Facsimile: _____

1st Contact Name: Kyler Pacyga Title: Business Development Executive
2nd Contact Name: Alex Gonzalez Title: Regional General Manager

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 1978 Charter No. 842788107

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 ( ) 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 (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: General Contractor, Irrigation Speciality Contractor, FCHP, Pest Control
License No.: CGC1525297, SCC131152027, JF335442 Expiration Date: 7/31/27, 3/31/27, 6/1/2027
Qualifying Individual: Craig Smith and Brandon Beckman Title: Installation Manager and Regional Horticulture Director
List company(ies) currently qualified under this license:
Sunrise Landscape

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) $107,042,000.00
(2023) $118,240,522.00
(2024) $110,280,00.00

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

General Liability	$ 2,000,000.00
Automobile Liability	$1,000,000.00
Workers Compensation	$1,000,000.00
Expiration Date	10/1/2027

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)?
_____

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?
Tom Bryant	Account Manager	Acct Ops Oversight + Implementation	26	4	AM + AGM
Neil Santiago	Ops Manager	Ops Planning/QC	13	9	Ops Manager
Christian Santiago	Production Manager	Field Service Supervision	15	12	Crew Lead/Production Mgr

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.**
NA

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 Parker Road Community Development 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.

SR Landscaping, LLC (DBA: Sunrise Landscape)
Name of Proposer

By: _____

This 8th day of September, 2026

By: Kyler Pacyga Business Development Executive
[Type Name and Title of Person Signing]

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me this 8 day of September, 2026, by Kyler Pacyga, of the Sunrise Landscape, who is personally know to me or who has produced Drivers license as identification and who did / did not take an oath.

Sean Gagnon
Signature of Notary Taking Acknowledgement

(SEAL)

SEAN GAGNON
Notary Public
State of Florida
Comm# HH764550
Expires 2/4/2030

CORPORATE OFFICERS

Company Name Sunrise Landscape Date September 8, 2026

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
Austin Ashmore	CEO	C-Level Management	Tampa, FL
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

Company Name Sunrise Landscape Date September 8, 2026

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
Alex Gonzalez	Regional General Manager	Oversee all regional maintenance and estimating, directing crews, scope development and pricing	6	10
Tom Bryant	Account Manager/ Assistant GM	POC/Accnt Mngmt/Prjct Mngmt	4	26
Neil Santiago	Operations Mgr	Ops Planning/Quality Control	9	13
Christian Santiago	Production Manager	Field Service Supervision	12	15
Brad Amos	Irrigation Manager	Oversee Irrigation Ops	4	26
Brandon Beckman	Regional L&O Director	Oversee Pest and Fert Ops	13	16

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

Company Name Sunrise Landscape

Date September 8, 2026

QUANTITY	DESCRIPTION	CAPACITY	LIST EQUIPMENT TO BE USED ON A REGULAR BASIS FOR THIS SCOPE	LIST EQUIPMENT AVAILABLE TO THE SITE FOR ENHANCEMENTS & EMERGENCY RESPONSE
200+	Trucks + Trailers	Crew trucks and equipment trailers	All	Whatever amount is necessary for the project or emergency
10	Batwind Mowers	Mowing for large open areas	All	Whatever amount is necessary for the project or emergency
4	Water Trailers	Large water needs	All	Whatever amount is necessary for the project or emergency
25	Chemical Spray Rigs	Fert and chemical management	All	Whatever amount is necessary for the project or emergency
1000+	Two-Cycle Equipment (line trimmers, edgers, blowers)	Maintenance and detail work	All	Whatever amount is necessary for the project or emergency

Type text h

MAINTENANCE CREW & SCHEDULING

Company Name Sunrise Landscape

Date 9/8/2026

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	3	1 tech 7 days per month or 2 techs 3.5 days per month	1	1
Section #2	2	1 tech 7 days per month or 2 techs 3.5 days per month	1	1
Combined (Section #1&2)	5	1 to 2	1	1

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	Monday - Wednesday	8
Section #2	Thursday - Friday	8
Combined (Section #1&2)	Monday - Friday	40

AFFIDAVIT FOR INDIVIDUAL

STATE OF Florida SS:

COUNTY OF Alachua

Kyler Pacyga, 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 8 day of September, 2026.

Signature of Notary

Notary Public / Expiration: 2/4/2030

(SEAL)

SEAN GAGNON
Notary Public
State of Florida
Comm# HH764550
Expires 2/4/2030

AFFIDAVIT OF PARTNERSHIP

STATE OF Florida SS:

COUNTY OF Alachua

Kyler Pacyga, a member of the firm of Sunrise Landscape 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 of a General Partner is Required)

Sworn to before me this 8 day of September, 2026.

Signature of Notary

Notary Public / Expiration: 2/4/2030

(SEAL)

SEAN GAGNON
Notary Public
State of Florida
Comm# HH764550
Expires 2/4/2030

AFFIDAVIT OF CORPORATION

STATE OF Florida SS:

COUNTY OF Alachua

Kyler Pacyga, (title) Business Development Manager of the firm of Sunrise Landscape, 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 8 day of September, 2026.

Signature of Notary

Notary Public / Expiration: 2/4/2030

(SEAL)

SEAN GAGNON
Notary Public
State of Florida
Comm# HH764550
Expires 2/4/2030

I. Proposal Package

d. Non-Collusion Statement

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida

COUNTY OF Alachua

I, Kyler Pacyga, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a Business Development Manager in the firm of Sunrise Landscape, 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 8th day of September, 2026.

Signature by authorized representative of Proposer

STATE OF Florida

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 8th day of September, 2026, by Kyler Pacyga, of Sunrise Landscape who is personally know to me or who has produced Drivers License as identification and who did / did not take an oath.

Signature of Notary Taking Acknowledgement

(SEAL)

SEAN GAGNON
Notary Public
State of Florida
Comm# HH764550
Expires 2/4/2030

I. Proposal Package

e. Acknowledgment of Receipt of Documents

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGEMENT OF RECEIPT OF DOCUMENTS

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

8th day of September, 2026, by:

SR Landscaping, LLC (DBA: Sunrise Landscape)
[Company]

3128 NW Blitchton Rd, Ocala, FL 34475
[Business Address]

(352) 789-3863
[Telephone]

[Facsimile]

kpacyga@sunriselandscape.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.

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

☐ II.

☒ III. Proposal Forms _____ (Initial)

☒ IV. Evaluation Criteria _____ (Initial)

II. Services Requested Detail

Section II-a Scope of Services

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.

1. 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 three (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.

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.

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 on to 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, pinecones, 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.

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 four (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.
(Note: Command live soils are recommended.)

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 five (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 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.

E. 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".

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.

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 that 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.

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

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

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 Molybate and Zinc Sulfate

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

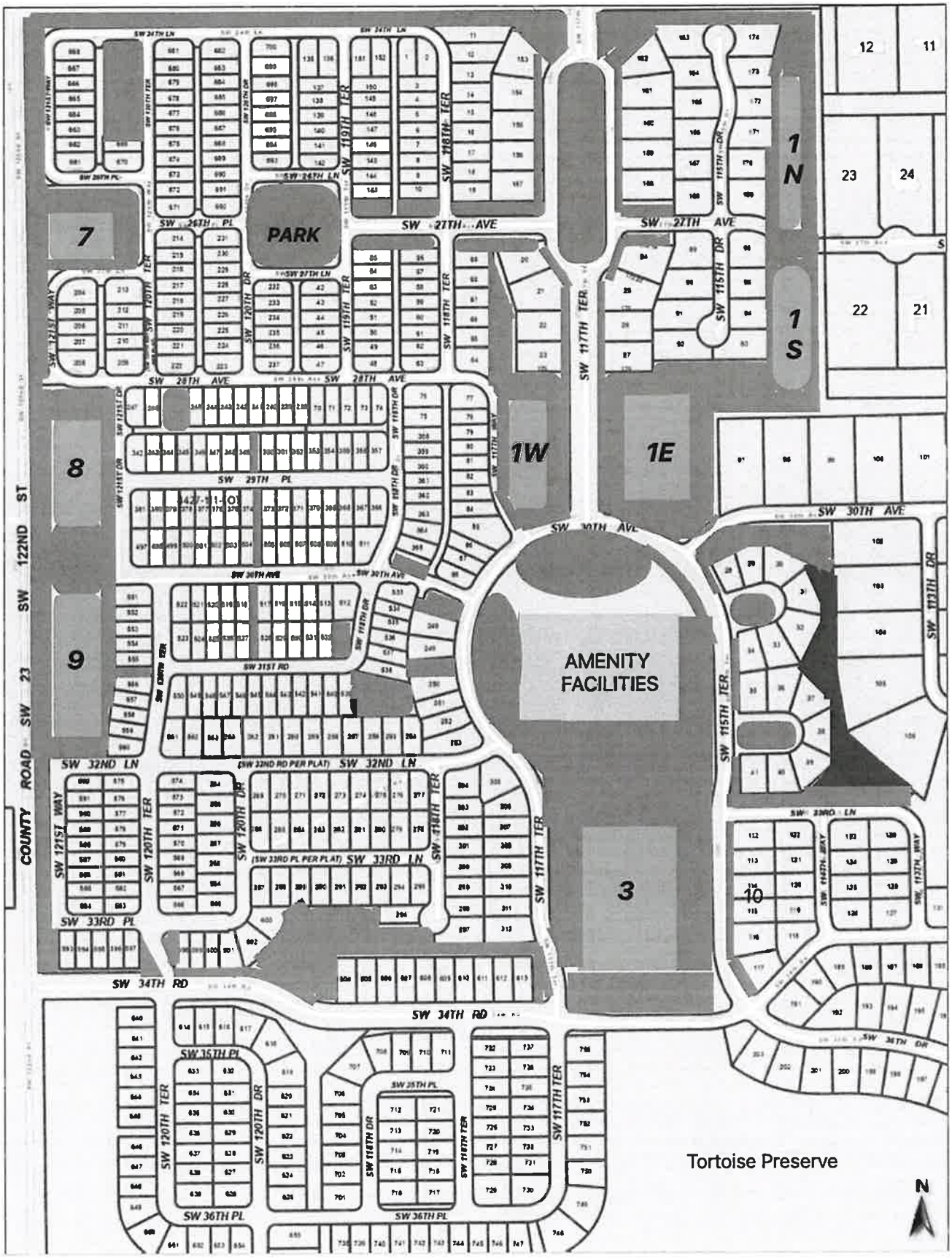
Derived From:
Polymer Coated Sulfate of Potash-Magnesia, Sulfate of Potash-Magnesia, and Manganese Sulfate

II. Services Requested Detail

Section II-b Maps of Areas to be Maintained

2000===

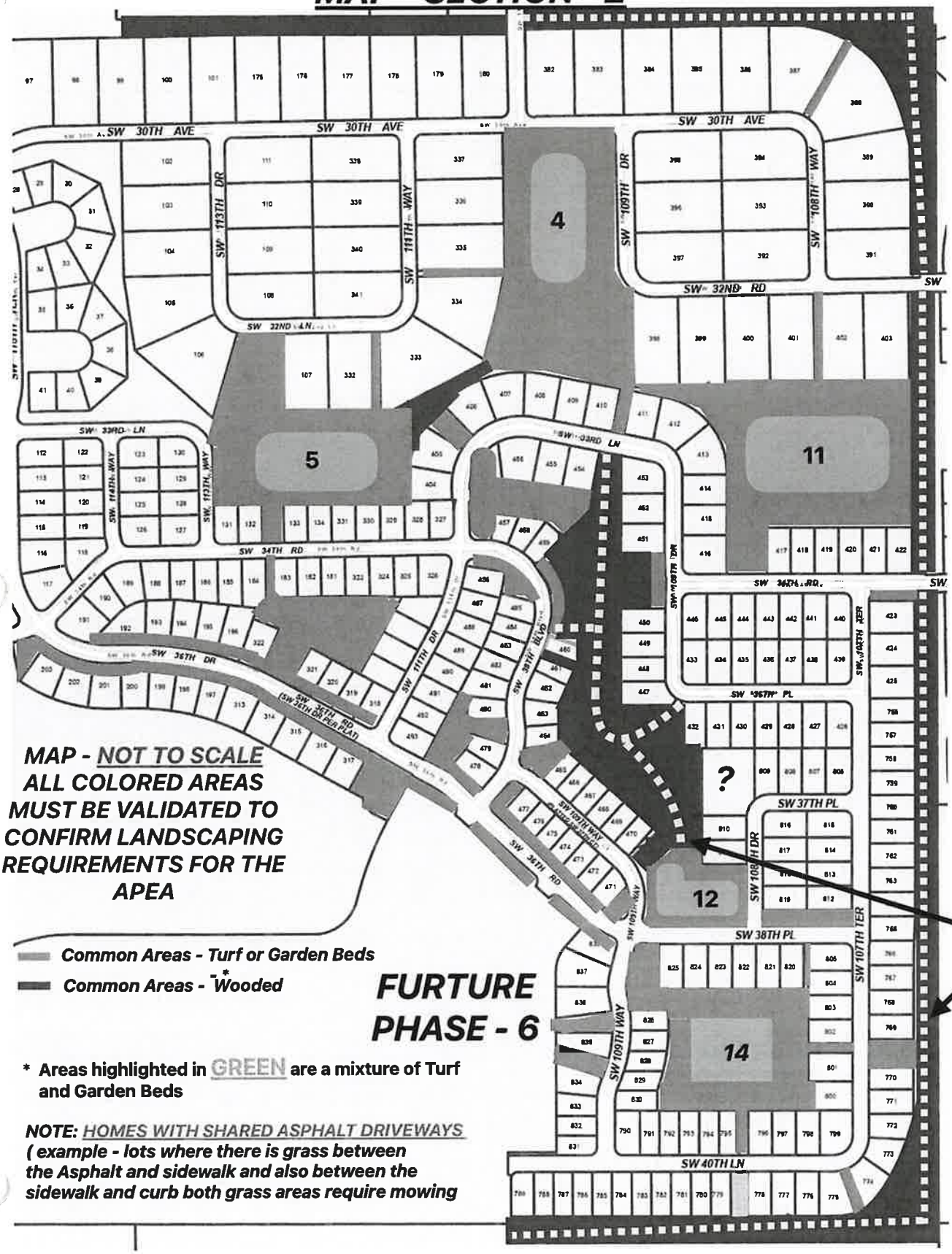
OAKMONT LANDSCAPING MAP - SECTION - 1



Common Areas - Turf and Plant beds Wooded Areas Dry Retention Ponds

MAP_OAK_1
PDF Document · 557 KB

OAKMONT LANDSCAPING
MAP - SECTION - 2



MAP - NOT TO SCALE
ALL COLORED AREAS MUST BE VALIDATED TO CONFIRM LANDSCAPING REQUIREMENTS FOR THE APEA

WALKING TRAILS

Common Areas - Turf or Garden Beds

Common Areas - Wooded*

FURTURE PHASE - 6

* **Areas highlighted in GREEN are a mixture of Turf and Garden Beds**

NOTE: HOMES WITH SHARED ASPHALT DRIVEWAYS
(example - lots where there is grass between the Asphalt and sidewalk and also between the sidewalk and curb both grass areas require mowing

OAKMONT LANDSCAPING MAP

SECTION - 2 CONTINUED



II. Services Requested Detail

Section II-c.
Form of Landscape and Irrigation Maintenance Agreement

FORM OF AGREEMENT

AGREEMENT BETWEEN PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT AND Sunrise Landscape FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT ("Agreement") is made and entered into this 8th day of September 2026, by and between:

Parker Road Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Alachua County, Florida, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida, 32817 (District) and

SR Landscaping, LLC (DBA: Sunrise Landscape), a Florida limited liability company, whose address is 3128 NW Blitchton Rd, Ocala, FL 34475 ("Contractor" and, together with the District, "Parties")

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including on-site and off-site roadways, water, wastewater and reclaimed water facilities, stormwater management facilities, roadway lighting, landscaping, on-site amenities and other infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES

A. The District desires that the contractor provide a high-quality level of professional Landscape and irrigation maintenance services within presently established standards. Upon all parties signing this Agreement, the Contractor shall provide the District with the specific services identified in this Agreement.

B. While providing the services identified in this Agreement, The Contractor shall assign such staff as maybe required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to insure completion of the services.

C. The Contractor shall provide the specific professional services as shown in Paragraph Three (3) of this agreement.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES.

The duties, obligations, and responsibilities of the Contractor are to be performed as described in the Scope of Services, which is incorporated by reference as a material part of this Agreement in Sections **II a.,b., and c.** Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

4. ACCEPTANCE OF SITE,

By executing this agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the bid, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation, in its current condition, and on an "as is " basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractors expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractors failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or irrigation was not in good condition or that the site was unsuitable for such landscaping and or irrigation.

5. MANNER OF CONTRACTOR'S PERFORMANCE.

The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provisions of service to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B The Contractor Agrees that the District shall not be liable for the payment of any work of services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the district's policies and decisions with respect to materials, equipment, elements and systems pertinent to the Contractors services.

1. District hereby designates District Chair and District manager to act as its representative in matters related to this agreement.

2. The contractor agrees to meet with the District representative no less than four (4) times per month. The Contractor also agrees to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement a minimum of one (1) time per month or as often as the District deems necessary.

3. The District Representative may appoint an employee or employees of the Berman Corp. to act as an alternate representative as may be required during on site meetings

6. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule it employees and divide their time accordingly to complete all scheduled services during the time during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays.

7. Contractor shall use all due care to protect the property of the District, it residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

6. **COMPENSATION; TERM.**

A. As compensation for services described in this Agreement, the District agrees to pay the Contractor in monthly payments of $ 49,835.33 (forty nine thousand, eight hundred thirty five and 33 cents Dollars) for the previous month's work. Work shall commence on or about **October 1, 2026, and end September 30, 2027.** in the event this agreement is terminated pursuant to Section 14 herein, payment will be prorated for the payment period during which termination becomes effective.

B. If the District should desire to extend the agreement for two (2) additional one-year terms, at the compensation rate established in Exhibit B, District shall notify Contractor within thirty (30) days of the then current expiration date of this Agreement of its desire to do so.

C. If the District should desire additional work or services, or to add additional lands to be maintained, The Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed in writing. No additional services shall be provided by the Contractor unless done at the direction of the District

D. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees. Any subcontractors proposed to be used by Contractor are subject to approval by the District, which approval maybe withheld in the District's sole discretion.

E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

7. **INSURANCE.**

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation

(3) Employer's Liability Coverage with limits of at least $1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, representatives and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage's, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have an A.M. Best's Insurance Reports rating of at least A-VII

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required Insurance.

8. **INDEMNIFICATION.**

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B Contractor agrees to indemnify and hold harmless the District and its officers, supervisors, agents and employees and the District Representative from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate

proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

14. TERMINATION.

The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for work and/or services rendered up until the effective termination of this Agreement, an amount prorated in accordance with Section 5(A) of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

15. PERMITS AND LICENSES.

All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

16. ASSIGNMENT.

Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such prior written approval shall be void.

17. INDEPENDENT CONTRACTOR STATUS.

In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees, subcontractors, material men or suppliers, of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by anyone or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

18. HEADINGS FOR CONVENIENCE ONLY.

The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

19. ENFORCEMENT OF AGREEMENT.

In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

20. AGREEMENT.

This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

21. AMENDMENTS.
Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

22. AUTHORIZATION.
The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

23. NOTICES.
All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: **Parker Road Community Development District**
Attn: District Manager
3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817

With a copy to: **Kutak Rock**
Attn: District Counsel
107 W. College Avenue
Tallahassee, Florida 32301

B. If to the Contractor:

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

24. THIRD PARTY BENEFICIARIES.
This Agreement is solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

25. CONTROLLING LAW.
This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

26. EFFECTIVE DATE.
This Agreement shall be effective after execution by both the District and the Contractor and shall remain in effect for a term of one (1) year unless terminated by either of the District or the Contractor.

27. PUBLIC RECORDS.
Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Vivian Carvalho ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall

1) keep and maintain public records required by the District to perform the service;
2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes;
3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and
4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817.

28. SEVERABILITY.
The invalidity or unenforceability of anyone or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

29. ARM'S LENGTH TRANSACTION.

This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

30. COUNTERPARTS.

This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

31. E-VERIFY.

The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

f the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS:

acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- **A.** Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to \ transact business with public entities;
- **B.** Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
- **C.** Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
- **D.** Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
- **E.** Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman, Board of Supervisors

CONTRACTOR

_____

a _____

_____

_____
(Signature of Witness

By:_____
Its:_____

_____
(Print Name of Witness)

Sections.
a. - Scope of Services,
b. - Maps of areas to be Maintained
c. - Form of Landscaping and Irrigation Maintenance agreement.

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

Sunrise Landscape, Kyler Pacyga

PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT

OAKMONT
LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES PROPOSAL

TO: Parker Road Community Development District

FROM: Sunrise Landscape

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	$32,664	$391,968	(for twelve (12) months)
Term 2	$33,807.24	$405,686.88	(for twelve (12) months)
Term 3	$34,990.49	$419,885.92	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (2000 SF)	$ 23,822	$ 24,655	$ 25,518
St. Augustine (61,940 SF)	$ 8,116	$ 8,400	$ 8,694
Zoysia (1,000,000 SF)	$ 108,218	$ 112,006	$ 115,926
Bermuda (SF)	$ 18,938	$ 19,601	$ 20,287
Bahia (1,700,000 SF)	$ 135,273	$ 140,008	$ 144,908
Shrub Beds (355,290 SF)	$ 46,552	$ 48,181	$ 49,867
Trees & Palms	$ 9,926	$ 10,273	$ 10,633
Irrigation	$ 29,123	$ 30,143	$ 31,198
Mulch	$ 12,000	$ 12,420	$ 12,855
TOTAL ANNUAL AMOUNT	$ 391,968	$ 405,686.88	$ 419,885.92

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 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 %	3.5 %	3.5 %

1,650,000

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	$17,171.33	$206,056	(for twelve (12) months)
Term 2	$17,772.22	$213,267.96	(for twelve (12) months)
Term 3	$18,394.36	$220,732.34	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (150 SF)	$ 291	$ 301	$ 311
St. Augustine (39,800 SF)	$ 5,018	$ 5,194	$ 5,375
Zoysia (650,000 SF)	$ 55,790	$ 57,743	$ 59,764
Bermuda (SF)	$11,707	$ 12,117	$ 12,541
Bahia (900,000 SF)	$ 74,897	$ 77,519	$ 80,232
Shrub Beds (206,390 SF)	$ 21,158	$ 21,898	$ 22,664
Trees & Palms	$ 4,846	$ 5,015	$ 5,191
Irrigation	$ 26,049	$ 26,961	$ 27,905
Mulch	$ 6,300	$ 6,520	$ 6,6749
TOTAL ANNUAL AMOUNT	$ 206,056	$ 213,267.96	$ 220,732.34

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.

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Schedule of Values Fee Adjustment Factor

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 %	3.5 %	3.5 %

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	$49,835.33	$598,024	(for twelve (12) months)
Term 2	$51,579.58	$618,955	(for twelve (12) months)
Term 3	$53,384.83	$640,618	(for twelve (12) months)

Breakdown of Lump Sum (Contract Total Shown Above):

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
Annual Rotations (2150 SF)	$ 24,113	$ 24,956	$ 25,829
St. Augustine (101,740 SF)	$ 13,134	$ 13,594	$ 14,069
Zoysia (SF)	$ 164,008	$ 169,749	$ 175,690
Bermuda (~~1,650,000~~ SF)	$ 30,645	$ 31,718	$ 32,828
Bahia (2,600,000 SF)	$ 210,170	$ 217,527	$ 225,140
Shrub Beds (561,680 SF)	$ 67,710	$ 70,079	$ 72,531
Trees & Palms	$ 14,772	$ 15,288	$ 15,824
Irrigation	$ 55,172	$ 57,104	$ 59,103
Mulch	$ 18,300	$ 18,940	$ 19,604
TOTAL ANNUAL AMOUNT	$ 598,024	$618,955	$ 640,618

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.

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Schedule of Values Fee Adjustment Factor

	Term 1 (10/1/26 – 9/30/27)	**Term 2 (10/1/27 – 9/30/28)**	**Term 3 (10/1/28 – 9/30/29)**
% Change to Prices in the Schedule of Values for the Listed Terms	0 %	3.5 %	3.5 %

Description	Unit	Cost
Additional labor outside of scope		
General Laborer	HR	
Irrigation Technician	HR	
Irrigation Repairs - includes labor and materials		
.5" to 1" Line Break	LF	$12
1.25" to 2" Line Break	LF	$20
2.5" to 3" Line Break	LF	$32
4" Line Break with Mechanical Fittings	LF	$60
1" Gate Valve Material Only	EA	$35
1.5" Gate Valve Material Only	EA	$55
2" Gate Valve Material Only	EA	$90
2.5" Gate Valve Material Only	EA	$180
3" Gate Valve Material Only	EA	$275
4" Gate Valve Material Only	EA	$500
1" Scrubber Valve	EA	$200
1.5" Scrubber Valve	EA	$285
2" Scrubber Valve	EA	$375
3" Scrubber Valve	EA	$650
Valve Box, various sizes	EA	$85
Tree Bubbler Assembly, Match Existing	EA	$40
Spray Nozzle	EA	$8
MP Nozzle	EA	$14
Spray Head - 6" Pop-up, Match Existing	EA	$18
Spray Head - 12" Pop-up, Match Existing	EA	$30
Shrub Head - Pop-up, Match Existing	EA	$22
Rotary Head - 3/4"-1", Match Existing	EA	$42
Landscape - includes labor and materials		
Mulch - Hardwood	CY	$55
Mulch - Pine Fines	CY	$55
Mulch - Pine Straw	CY	$60
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - <500 SF	SF	$2.00
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - 500-5,000 SF	SF	$1.20
Sod, St. Augustine, Zoysia Empire, Bermuda 419 - >5,000 SF	SF	$0.85
Argentine Bahia Sod - <500 SF	SF	$1.40
Argentine Bahia Sod - 500-5,000 SF	SF	$0.85
Argentine Bahia Sod - >5,000 SF	SF	$0.60
Annuals - 4-5"	EA	$3.50
Ground Cover - 1 gallon, Match Existing	EA	$9
Shrub - 3 gallon, Match Existing	EA	$36
Shrub - 5 gallon, Match Existing	EA	$58
Shrub - 7 gallon, Match Existing	EA	$88
Shrub - 15 gallon, Match Existing	EA	$175
Equipment - includes operator		
Water Truck (2,450 gallons), 8 hours on site	Week	
Water Truck (2,450 gallons), 8 hours on site	Month	

IV. Evaluation Criteria

Parker Road Community Development District

Evaluation Criteria

1. Technical Capability **(25 points)**

Considerations here include the geographic locations of the firm's office(s) in relation to the project; adequacy of equipment to perform the work in a high quality manner; adequacy and capabilities of labor available to perform the work according to the specifications; qualifications, training, and licenses/certifications of key personnel; evaluation of existing and future workload; the volume of work previously awarded to the firm; proposed detailed staffing levels, etc.

2. Experience **(25 points)**

The proposer's past record and experience in similar projects will be considered. Additional factors may include past performance on other projects, record and experience working for the references provided, observation of similar sites maintained by the firm, character, integrity, and reputation of respondent, etc.

3. Understanding of Scope of Work **(10 points)**

Points will be awarded based on the proposer's demonstrated understanding of the District's needs for the services requested and the level of detail provided in the proposal.

4. Price **(40 points)**

Points will be awarded to the proposer submitting the lowest total proposal for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that proposer's proposal and the low proposal.

Total Points Possible **100 Points**

State of Florida

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

Number: JF335442

BRANDON KEITH BECKMAN

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

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

In Testimony Whereof, Witness this signature at Tallahassee, Florida on January 24, 2023

WILTON SIMPSON
Commissioner of Agriculture

Chief, Bureau of Licensing and Enforcement

FDACS 13618, 06/01

FNGLA®

CERTIFIED PROFESSIONAL
HORTICULTURE

The Florida Nursery, Growers & Landscape Association

Confers on

Brandon Beckman

H10971

The Title of

FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 03/31/2029
Certified Since: 3/7/2017

Marcella Lucio-Chinchilla, FNGLA President

Merry Mott, FNGLA Certification Director

LANDSCAPE PALM MANAGEMENT

This certifies that

Brandon Beckman

has completed "Landscape Palm Management"
provided by the University of Florida
Institute of Food and Agricultural Sciences
Fort Lauderdale Research and Education Center
Hillsborough County Extension

December 9-10, 2015

UF | IFAS
UNIVERSITY of FLORIDA

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date	File No.	Expires
January 9, 2023	**LF279463**	**December 6, 2026**

THE **LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **December 6, 2026**

BRANDON KEITH BECKMAN
9809 FRED ST
HUDSON, FL 34669

WILTON SIMPSON, COMMISSIONER

Cut here

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

BRANDON KEITH BECKMAN
LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER

LF279463

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING **December 6, 2026**

WILTON SIMPSON
COMMISSIONER

Signature

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

State of Florida
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Brandon K. Beckman

GV20671-1
Certificate #

GV20671
Trainee ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES
TRAINING PROGRAM

SUNRISE
LANDSCAPE

Landscape Maintenance PROPOSAL

Prepared for:
ALISA MCGOWAN
OAKMONT

Prepared by:
SUNRISE LANDSCAPE
KYLER PACYGA
BUSINESS DEVELOPMENT EXECUTIVE



Cover Letter

Alisa,

Thank you for allowing Sunrise Landscape the opportunity to bid on the landscape maintenance for Oakmont. Drawing from our 40 plus years of local experience, we believe we can establish a lasting partnership and be a valuable asset to both the appearance and long term health of your landscape.

At Sunrise, we believe in more than maintaining landscapes. We strive to be true partners in enhancing and preserving the beauty of your community. Our approach is rooted in understanding your property's unique needs, aligning with your priorities, and building a service plan that supports both day to day maintenance and long term landscape success.



- Understanding the property from the start by reviewing current conditions, service expectations, high visibility areas, access needs, and community priorities.
- Building a clear communication process so management and board representatives know who to contact, how service requests are handled, and what to expect from our team.
- Evaluating overall landscape health including irrigation performance, turf conditions, plant health, soil needs, and seasonal maintenance priorities.
- Providing practical, budget conscious recommendations that support curb appeal, address concerns early, and help guide long term landscape planning.

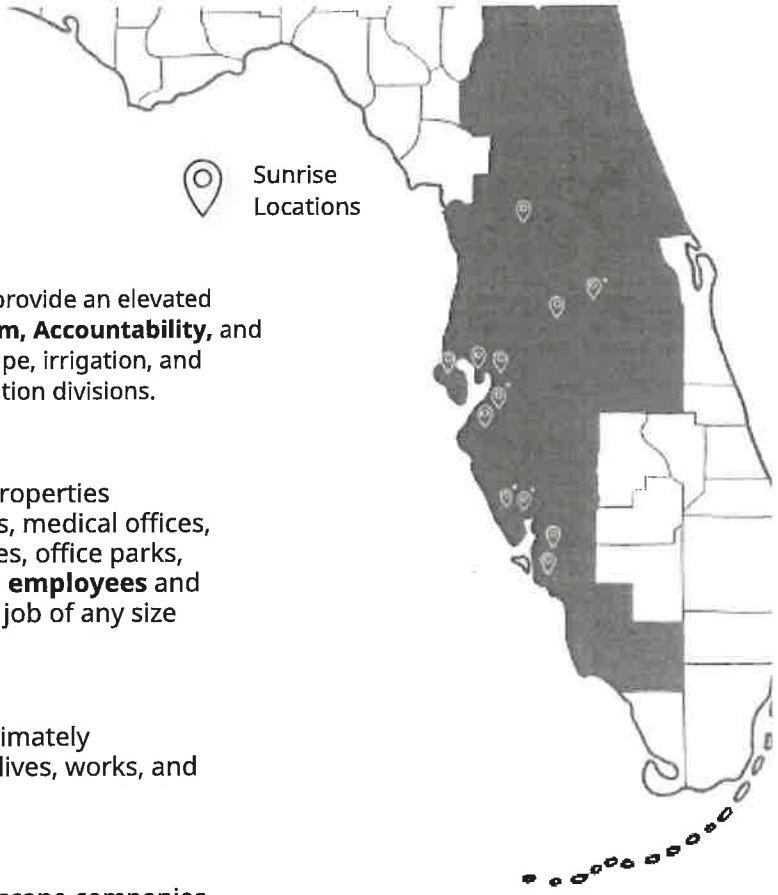
In short, we believe the execution of maintenance is important, but the partnership should not end there. Our goal is to provide consistent service, proactive communication, and thoughtful recommendations that support the long term care of your property.

The details and budget of the proposed program are outlined in the following pages of this document. Thank you for your consideration. We look forward to the opportunity to serve as long term stewards of the Oakmont landscape.

KYLER PACYGA

kpacyga@sunriselandscape.com

About Us



Sunrise Landscape was founded in 1978 with a mission to provide an elevated customer experience through the tenets of **Professionalism, Accountability,** and **Partnership.** We provide a full suite of commercial landscape, irrigation, and horticulture services through our maintenance and installation divisions.

Equipped for Every Landscape
Sunrise currently services all varieties of commercial properties **throughout Florida** including: CDD's, HOA's, hospitals, medical offices, multifamily complexes, retail centers, industrial facilities, office parks, corporate campuses, churches, and more. With **1,200+ employees** and **2000+ managed properties,** Sunrise is prepared for a job of any size and complexity.

Rooted in Florida
With over **four decades** of local experience, we are intimately knowledgeable of our local flora. Our entire company lives, works, and gives back to our community.

Recognized for Growth and Industry Leadership
Sunrise is proud to be recognized among the top landscape companies in the country, with rankings on Landscape Management's LM150 list, Lawn & Landscape's Top 100 list, the Inc. 5000 list of fastest-growing private companies, and local community award lists. These honors reflect our continued growth, operational strength, and commitment to delivering dependable landscape maintenance and installation services across Florida.

Certified Experts
Sunrise proudly staffs subject matter experts with the following **licenses** and **certifications**:

- Florida State Irrigation License
- Florida General Contractor
- Certified Pest Control Operator
- ISA Certified Arborist
- FNGLA Certified Horticulture Professional
- Florida Dept. Of Agriculture Train The Trainer

All Work Performed In-House
We pride ourselves in taking ownership of the entire customer experience. Sunrise is proud to offer full service landscape maintenance, landscape construction, and landscape design services in-house:

Maintenance **Horticulture** **Irrigation** **Construction** **Design**

Communication

Clear communication is essential to a successful landscape partnership. Each Sunrise property is supported by a dedicated Client Relationship Manager who serves as the primary point of contact for management, board representatives, and approved community contacts. This helps ensure requests are routed properly, priorities are documented, and follow up remains consistent. Whether an item is shared by email, phone, text, or through the Service Ticket Portal, our team works to provide timely updates, clear next steps, and proactive communication around property needs, service concerns, and upcoming work.

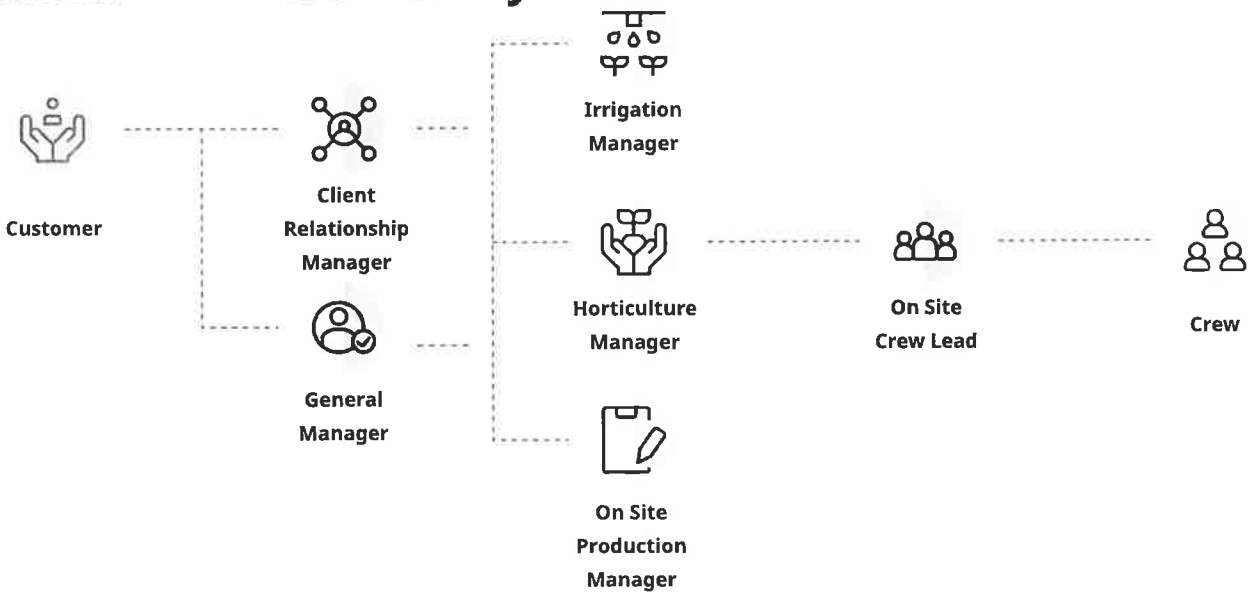
Dedicated Point of Contact
Every Sunrise property is supported by a dedicated Client Relationship Manager who serves as the primary point of contact for management, board representatives, and approved community contacts. This helps ensure priorities are clearly documented, requests are routed properly, and communication remains consistent.

Service Ticket Portal
Approved users may submit landscape related requests through the Sunrise Service Ticket Portal to help streamline communication and track progress. Each request is reviewed by the Sunrise team and routed to the appropriate team member for follow up, documentation, and resolution.

Timely Updates
Sunrise provides clear communication on service needs, property concerns, upcoming work, and items that require review or approval. Our goal is to keep management informed with timely next steps, so requests do not get lost and expectations remain clear.

Escalation Support
When an item requires additional attention, your Client Relationship Manager will coordinate with the appropriate operations leader to help review the concern, determine next steps, and support a timely resolution. This provides a clear path for addressing urgent needs, recurring concerns, or items that require management or board discussion.

Communication Pathway



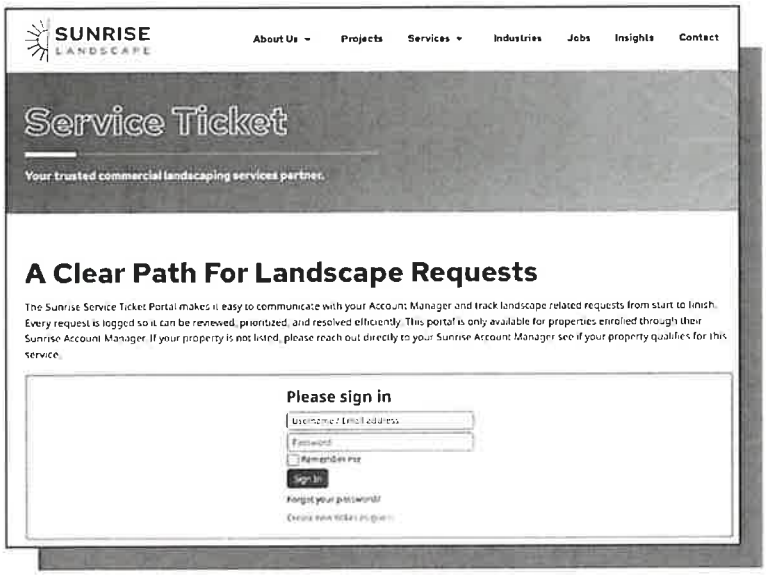
Service Ticket Portal

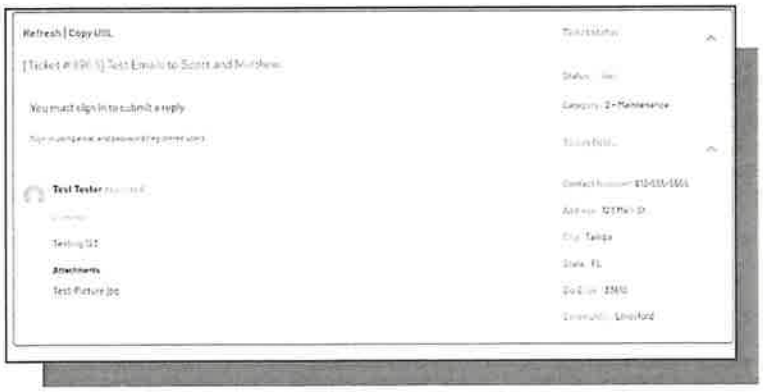
For larger communities, Sunrise offers access to a Service Ticket Portal to help streamline landscape related communication. Approved users can submit requests, attach photos, receive confirmation, and track progress through a simple email link.

Submit Requests
Share landscape requests with property details, descriptions, and photos when needed.

Track Progress
Each ticket is logged with a confirmation email, ticket number, and link to see updates.

Stay Connected
Users can reply directly to the confirmation email for follow up communication.





How It Works

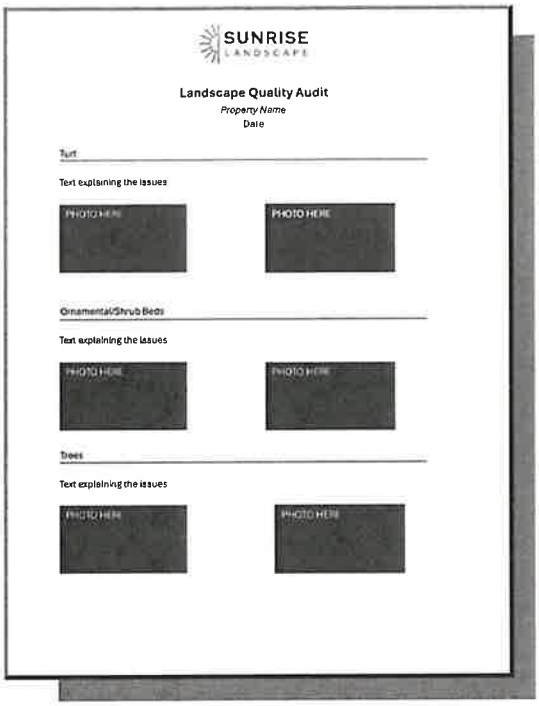
1. Visit sunriselandscape.com and select "Service Ticket."
2. Choose "Create new ticket as guest."
3. Complete the request details, including name, property, description, and photos if needed.
4. Submit the ticket.
5. Receive a confirmation email from service@sunriselandscape.com with a ticket number and tracking link.
6. Ticket's are followed up by your Client Relationship Manager through email.

Scan to watch an instructional video!

Helpful Reminders
We ask residents and managers to submit a ticket for each service type, such as irrigation, maintenance, or enhancement requests. Users can reply directly to the confirmation email for follow up communication, and the tracking link can be used to view progress at any time.

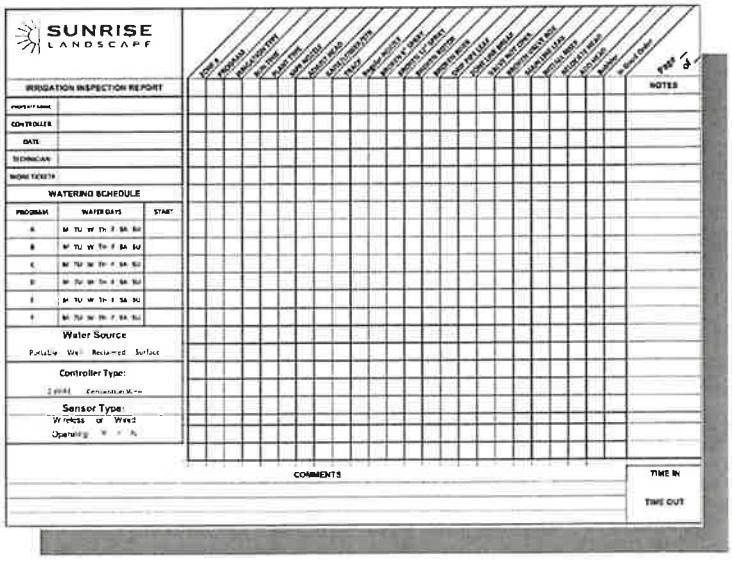
Reporting

Sunrise provides reporting designed to give management and board members clear visibility into the condition, priorities, and progress of the landscape. Reporting can be tailored to the format, cadence, recipients, and level of detail preferred by the board or property management team. Depending on the needs of the community, reporting may include property observations, photo documentation, service updates, open items, enhancement opportunities, irrigation related concerns, and requested audit details.



Landscape Quality Audits

Sunrise conducts routine property reviews to observe landscape conditions, service quality, turf, beds, pruning, weeds, and overall appearance. Formal Landscape Quality Audit reporting can be included upon request or as part of an agreed reporting cadence with the board or property management team.



Irrigation Observations

Our team monitors visible irrigation related concerns during regular service and communicates items that may impact landscape health, coverage, or water efficiency. More detailed irrigation reporting, including zone reviews, controller information, repair notes, or system recommendations, can be provided upon request or as part of a property specific reporting plan.

Tailored to Your Community

Reporting does not have to follow a one size fits all format. Sunrise can adjust the reporting style, cadence, recipients, and level of detail based on what is most helpful for the board, management team, and community.

Storm Planning & Response

Florida's hurricane season can bring serious risk to commercial properties, including high winds, heavy rainfall, storm debris, and access challenges. Sunrise Landscape helps your property prepare early, respond quickly when conditions allow, and restore common areas with a clear plan that supports safety, access, and the long term health of your landscape.

Pre Storm Property Assessment
Our team conducts a landscape review to identify potential risk areas, including tree and limb concerns, drainage observations, loose landscape material, and access points that may need to remain clear during severe weather.



Tree and Branch Pruning
Proactive pruning helps reduce weak limbs, improve tree structure, and protect the safety and appearance of your property. Our team focuses on removing deadwood, addressing overgrowth, and identifying branches that may create access or safety concerns during high winds.

Preapproved Cleanup Planning
Having a cleanup plan in place before storm season helps reduce delays when communication, power, or property access may be limited. Sunrise works with clients to establish clear direction for approved storm cleanup needs so our teams can respond more efficiently once conditions are safe.



Post Storm Response
Once it is safe to return, Sunrise begins assessing the property and prioritizing approved cleanup needs. Our response is focused on restoring access, addressing immediate safety concerns, and helping the property move forward with care and efficiency.
Our post storm response may include:

1. Assessing the property when conditions are safe
2. Clearing vehicle access and critical entry points
3. Removing hazardous debris from roads, sidewalks, entrances, driveways, and common areas
4. Staging or loading approved debris for removal
5. Reviewing plant material or trees that may be salvageable
6. Coordinating restoration recommendations and continued care

The Team



Alana Kirk

CLIENT RELATIONSHIP MANAGER

Alana Kirk brings over a decade of experience in customer service, client retention, and operations to her role at Sunrise Landscape. Based in Ocala, she's inspired by the area's equestrian charm and natural beauty. Outside of work, she enjoys horseback riding, hiking scenic trails, traveling to off-the-beaten-path destinations, and spending time on the water. Alana is passionate about building strong partnerships through clear communication, thoughtful solutions, and a personalized, collaborative approach that helps clients succeed.



Marvin Carlton

OPERATIONS MANAGER

Marvin Carlton has 20 years of experience in the green industry, with expertise in landscape maintenance operations, fertilization, and plant health care. He began his career on a mowing crew and worked his way into leadership, bringing a practical, hands-on understanding of field operations.

Marvin has managed a wide range of property types, including HOA communities, industrial sites, high-end apartment communities, and five-star resorts. His experience supports a proactive, detail-oriented approach to maintaining high-quality landscapes for clients.



Alex Gonzalez

GENERAL MANAGER

Alex Gonzalez has a BA in Business Administration from King University. In 2020, Alex joined Sunrise as an Account Manager and quickly became a key part of the company's operations. In 2022, he was promoted to Branch Manager of Sunrise's Manatee Branch, providing an excellent customer experience to partners in Manatee and Sarasota Counties. Alex is now Regional Vice President now overseeing multiple branches including Manatee, Tampa, Pinellas and Ocala. He leads all aspects of operations and takes a partnership approach with his customer base to ensure the best possible results.



Mark McCormick

PRESIDENT, MAINTENANCE OPERATIONS

With over 25+ years of experience, Mark currently leads Sunrise's business operations including client relations, growth, and enterprise vision. Prior to joining Sunrise, Mark served as President at Perennial Services Group a leading national provider of residential maintenance, landscaping, pest control, and lawn care home services. In addition, he has led teams as a Market General Manager at Brightview Landscapes, the nation's largest commercial landscaping company, and as a Managing Director at FedEx Corp. as part of the FedEx Office retail and shipping arm.

E-Verify

All Sunrise employees are screened through the US Government's E-Verify System. E-verify is an internet-based system that compares information from the I-9 form, Employment Eligibility Verification, US Department of Homeland Security records, and Social Security Administration records to confirm that an employee is authorized to work in the United States.

Horticulture Program

Our goal is to support the long term health, appearance, and performance of your turf, shrub beds, palms, and ornamental plant material while using the minimal amount of chemicals necessary to achieve the best possible results. Turf will be maintained at an appropriate height based on turf type, generally within a two to five inch range, and mowing practices will avoid removing more than one third of the grass blade during any service visit. The horticulture program guide below serves as a general roadmap, which we tailor in real time based on plant material, soil conditions, weather patterns, microclimates, pest pressure, disease activity, and the unique needs of your landscape, all while adhering to county guidelines and restrictions.

Month	Focus	Notes
Jan	Weed prevention and liquid nutrition	Pre and post emergent broadleaf herbicide treatment. Spot treatments for insect or disease activity. Liquid fertilizer application with minor nutrients.
Feb	Monitoring and spot treatments	Spot treatments for insect infestations, disease activity and broadleaf weeds as needed.
Mar	Shrub and turf fertilization	Shrub fertilizer application. Spot treatments as needed. Granular turf and shrub fertilizer application.
Apr	Preventive insecticide and weed control	Preventive insecticide where contracted. Broadleaf herbicide treatment. Non-participating properties receive spot treatment as needed. Liquid fertilizer application with minor nutrients.
May	Turf fertilizer and spot treatments	Granular turf fertilizer application. Spot treatments for insect infestations, disease activity and broadleaf weeds as needed.
Jun	Monitoring and spot treatments	Spot treatments for insect infestations, disease activity and broadleaf weeds as needed.
Jul	Preventive insecticide and weed control	Preventive insecticide where contracted. Broadleaf herbicide treatment. Non-participating properties receive spot treatment as needed.
Aug	Monitoring and spot treatments	Spot treatments for insect infestations, disease activity and broadleaf weeds as needed.
Sep	Monitoring and spot treatments	Spot treatments for insect infestations, disease activity and broadleaf weeds as needed.
Oct	Fall turf fertilization	Granular turf fertilizer application. Spot treatments for insect infestations, disease activity and broadleaf weeds as needed.
Nov	Fall shrub fertilization	Granular shrub fertilizer application. Spot treatments for insect infestations, disease activity and broadleaf weeds as needed.
Dec	Monitoring and spot treatments	Spot treatments for insect infestations, disease activity and broadleaf weeds as needed.

Sunrise Standards

Every property is different, but the standard we hold ourselves to is not. Below is the baseline our crews follow on every visit, so you always know what to expect — and what to hold us accountable to.

Turf Care

- Mowed within a two- to five-inch range depending on turf type — never scalped, never left shaggy
- No more than one-third of the blade removed in a single cutting, protecting the health of the grass
- Hard edging along walks, drives, and curbs performed every visit; soft (bed) edging on a rotating schedule
- Clippings and debris cleared from hardscapes and walkways after every mow

Beds & Shrubs

- Pruned to retain each plant's natural shape and the property's original design intent — not sheared into unnatural forms unless a hedge line calls for it
- Dead, damaged, or overhanging growth removed as it's identified, not left for the next visit
- Beds and tree wells weeded on a consistent basis to keep plant material free of competition

Weed Control

- Open ground, driveways, and walkways addressed on a regular cycle using manual and chemical methods as conditions allow
- Spot treatment applied as needed between full-property visits, so problem areas don't wait for the next scheduled service

Fertilization & Plant Health

- Applications follow UF/IFAS and FNGLA guidance for turf and plant species, soil conditions, and time of year
- Monthly monitoring for insect activity, disease, and invasive weeds — treated as needed rather than on a fixed chemical schedule
- Minimal-input approach: only the amount of product necessary to get results, protecting your budget and the property's long-term health

Trees & Palms

- Trees maintained with clear trunks and canopy raised to a consistent, safe height along walkways and drives
- Interior deadwood and sucker growth removed to preserve structure and reduce storm risk
- Palms detailed each visit — dead fronds and spent seed pods removed, fronds trimmed to a clean, uniform look
- Canopy work beyond standard reach quoted separately to keep pricing accurate for your property

Irrigation

- Every zone inspected monthly for coverage, alignment, and proper operation
- Watering adjustments made seasonally to match plant and turf needs while supporting water efficiency

Please Note
Standards are followed in accordance with county, state, and federal regulations, and may be adjusted seasonally based on weather, dormancy, and site-specific conditions.

Property Startup Guide

A smooth transition starts before our first day on property. Once the agreement is approved, Sunrise begins preparing the team, property information, communication process and initial priorities. Every community is unique, so this timeline is intended to serve as a general guide. Timing may vary based on start date, seasonality, property conditions, irrigation access, approvals and contract scope.

Before Service Begins

ALIGN PRIORITIES

Before service begins, Sunrise works with management and board representatives to understand the property, confirm expectations and prepare for a smooth transition. This typically includes:

- Confirming community priorities, decision makers and communication expectations
- Reviewing the approved scope of work, service expectations, site maps, access details and property rules
- Completing a baseline walkthrough to document current conditions and high visibility areas
- Establishing emergency contacts, service request procedures and reporting

Weeks 1 to 2

GO LIVE AND ASSESS

During the first two weeks, Sunrise begins service while completing a deeper review of the property. This typically includes:

- Beginning maintenance service according to the approved scope
- Completing an initial Landscape Quality Inspection
- Reviewing landscape areas, irrigation zones, site plans and open concerns
- Identifying initial deficiencies, property priorities and early enhancement opportunities

Weeks 3 to 4

STABILIZE AND COMMUNICATE

As service gets underway, the focus shifts to stabilizing the schedule, addressing immediate needs and communicating next steps. This typically includes:

- Refining the seasonal maintenance schedule and service rhythm
- Evaluating irrigation controllers, visible leaks, coverage and runtimes
- Addressing immediate concerns such as overgrowth, weeds, dead plant material, safety hazards or visibility issues
- Providing a corrective action plan, monthly maintenance calendar and repair recommendations when needed

Months 2 to 3

OPTIMIZE AND PLAN AHEAD

Once the property is in a consistent service rhythm, Sunrise begins looking ahead to long term property health and improvement planning. This typically includes:

- Reviewing plant health, mulch, pest pressure, turf conditions and irrigation efficiency
- Continuing quality inspections and monthly reporting
- Identifying landscape enhancement recommendations and property improvement budget options
- Meeting with management and board representatives to review progress, open items, resident feedback and next quarter priorities
- Developing a long term landscape plan and capital improvement roadmap when applicable



References & Case Studies

Harrod Properties
8031 114TH AVE. LARGO, FL 33773 | SARA USSELMAN (813) 944-8099 | SUSSELMAN@HARRODPROPERTIES.COM

Sunrise has provided installation and maintenance services to Harrod Properties for 15+ years. Harrod is a real estate development group that specializes in Class A commercial and medical space. Currently, Sunrise manages 44 properties for Harrod.

Pasco Hernando State College - Portfolio
2727 MANSFIELD BLVD, WESLEY CHAPEL, FL 33543 | ANDY RIFE (727) 389-9062 | RIFEL@PHSC.EDU

Sunrise Landscape provides landscape maintenance services to 7 locations in the Pasco Hernando State College network.

North River Ranch CDD
LITTLE RIVER WAY PARRISH, FL 34219 | CHARLES VARAH (941) 928-2349 | CVARAH@NEALLAND.COM

North River Ranch is a master planned community that currently has ~2,000 homes with an additional ~6,000 in various stages of planning and development. Sunrise is contracted to design and install all landscape on site.

> *"THIS IS THE BEST LANDSCAPE COMPANY EVER, THEY DO SUCH AN AMAZING JOB, THEY DON'T LEAVE A MESS, AND THEY ARE QUICK. IF YOU ARE LOOKING FOR A GOOD LANDSCAPE I SUGGEST THIS ONE, ESPECIALLY THE WORKER CRISTIAN HE WORKS QUICK!!!"*
>
> **- Leilani Vargas**



P.K. Yonge

Developmental Research School at The University of Florida

P.K. Yonge Developmental Research School (DRS) is a renowned institution with a sprawline 31-acre facility. This property includes numerous buildings, gymnasiums, three sports fields, and several common areas, all requiring meticulous landscaping and property management. As a school dedicated to maintaining high standards for it's grounds, P.K. Yonge sought a reliable and innovative landscaping partner capable of addressing diverse needs beyond basic maintenance. Scan to learn more about how we solved their irrigation issues!



We look forward to working with you!



Let's Grow Together

KYLER PACYGA

kpacyga@sunriselandscape.com

Equal Employment Opportunity

Drug-Free Workplace Policy

Sunrise Landscape is committed to the safety, health and wellbeing of all employees.

We recognize alcohol and drug abuse as potential health, safety and security problems. It is expected that all employees will assist in maintaining a work environment free from the effects of alcohol, drugs or other intoxicating substances. Compliance with this substance abuse policy is made a condition of employment.

Employees are prohibited from the following when reporting for work, while on the job, on Company or customer premises or surrounding areas, or in any vehicle used for Company business:

The unlawful use, possession, transportation, manufacture, sale, dispensation or other distribution of an illegal or controlled substance or drug paraphernalia;

The unauthorized use, possession, transportation, manufacture, sale, dispensation or other distribution of alcohol; and being under the influence of alcohol or having a detectable amount of an illegal or controlled substance in the blood or urine ("controlled substance" means a drug or other substance as defined in applicable federal laws on drug abuse prevention).

Any employee violating these prohibitions will be subject to disciplinary action up to and including termination. Any employee convicted under any criminal drug statute for a violation occurring while on the job, on Company or customer premises, or in any vehicle used for Company business must notify the Company no later than 5 days after such a conviction. A conviction includes any finding of guilt or plea of no contest and/or imposition of a fine, jail sentence, or other penalty.

Drug and alcohol testing will be carried out in compliance with any applicable state and federal laws and regulations.

Employees or job applicants may confidentially report to the company's medical review officer (MRO) the use of prescription or nonprescription medications both before and after being tested. Additionally, employees and job applicants shall receive notice of the most common drugs or medications - by brand name or common name, as applicable, as well as by chemical name - which may alter or affect a drug test.

We recognize that employees suffering from alcohol or drug dependence can be treated. We encourage any employee to seek professional care and counseling prior to any violation of this policy.

H2B Program Participation

Sunrise Landscape is committed to ensuring that customer needs are meet year-round and during the height of the landscape season, there are times when we cannot fill demand with local candidates. Sunrise Landscape participates in the H2B visa program, allowing us to hire foreign workers in temporary non-agricultural occupations for a period of less than one year.

To ensure program compliance, Sunrise Landscape partners with approved external parties to support the application, recruiting, hiring and travel process for these workers. Our high-level process is as follows:

Develop job description(s) for worker needs.

- Apply and receive a Department of Labor Prevailing Wage Determination.
- Pursue certification of the requested visas through the Department of Labor.
- Petition for the requested visas from the United States Citizenship & Immigration.
- Receive approvals.
- Place workers in locations for Sunrise Landscape.

Sunrise Landscape follows all program protocols, including, but not limited to

- Providing/reimbursing the worker for transport/subsistence from the worker's home to the worksite. We pay for inbound and outbound transportation, daily subsistence, and lodging for the time workers (U.S. and Foreign) are traveling to the starting worksite location from their home. We provide reimbursement for transportation / subsistence / necessary lodging and visa, visa processing, and border crossing fees.

- Providing/reimbursing the worker for transport/subsistence from the worker's home to the worksite. We pay for inbound and outbound transportation, daily subsistence, and lodging for the time workers (U.S. and Foreign) are traveling to the starting worksite location from their home. We provide reimbursement for transportation / subsistence / necessary lodging and visa, visa processing, and border crossing fees.
- Follow the ¾ guarantee that beginning on the first day the worker arrives, the worker is guaranteed work hours equal to at least 75% of the workdays in each 12-week period (6 weeks for a short season of less than 120 days) and ending on your certified end date.
- Keep accurate records in regard to pay and earnings. Each worker is given a pay stub showing hours offered, hours actually worked, hourly rate and/or piece-rate of pay, and, if piece-rates are used, the number of units produced daily. The pay indicates total earnings for the pay period and all deductions from wages.
- Provide, at no charge, all tools, supplies, uniforms and equipment required to perform the duties assigned.

EEO Compliant Handling Procedures

It is this company's policy to regularly inform employees that the organization's dispute resolution system is available for handling discrimination complaints or problems. Employees who have Equal Employment Opportunity-related questions, problems or complaints should first communicate their concern to their immediate supervisor. If they are dissatisfied with the supervisor's handling of the matter, they may pursue their complaint in the company's formal dispute resolution procedure.

All will be handled fairly and expediently. No employee shall suffer complaints reprisals for seeking resolution of a problem through the procedure.

E-Verify and I-9 Employment Eligibility

Sunrise Landscape is committed to employing only United States citizens and aliens who are authorized to work in the United States.

Sunrise Landscape complies and voluntarily E-Verifies all employees. U.S. law requires companies to employ only individuals who may legally work in the United States - either U.S. citizens, or foreign citizens who have the necessary authorization. This diverse workforce contributes greatly to the vibrancy and strength of our economy, but that same strength also attracts unauthorized employment.

E-Verify is an Internet-based system that allows businesses to determine the eligibility of their employees to work in the United States. E-Verify is fast, free and easy to use - and it's the best way employers can ensure a legal workforce.

In compliance with the Immigration Reform and Control Act of 1986, as amended, each new employee, as a condition of employment, must complete the Employment Eligibility Verification Form I-9 (the "I-9") and present documentation establishing identity and employment eligibility. All employees are asked on their first day of employment to provide original documents verifying the right to work in the United States and to sign a verification form required by federal law (INS Form I-9). If an individual cannot verify their right to work within three days of hire, Sunrise Landscape, must terminate employment. Former employees who are rehired must also complete the form if they have not completed an I-9 with the Company within the past 3 (three) years, or if their previous I-9 is no longer retained or valid.

It is the policy of this company that all employees and applicants for employment are guaranteed equality of employment opportunity. Essentially, this means that, as an employer, we will not discriminate against any worker or job applicant on the basis of race, color, religion, gender, age, gender identity, national origin, marital status, ability status or veteran status.

Recruitment, selection, placement, transfer, promotion, discipline, termination, reinstatement, training and education, tuition assistance, compensation, benefits and layoff decisions made by the supervisors or managers of this company will be based upon the job-related qualifications and abilities of candidates. In some cases, seniority may be treated as a factor to be considered in the selection process. Employees who apply for a promotion or transfer will be given equal consideration.

Any employee who believes there has been a denial of equal opportunity in the workplace has the responsibility and is encouraged to bring such matters immediately to the attention of a supervisor or manager. All complaints will be investigated, and a response resolution made to the employee.

Sunrise has a zero-tolerance policy towards unlawful discrimination. Persons engaging in such prohibited activities will be subject to discipline, up to and including termination without notice.

Americans with Disabilities Act (ADA)

Sunrise is committed to provide equal access and opportunities to job applicants and employees with qualified disabilities and prohibits discrimination on the basis of disability in the application process and the employment relationship. It is the policy and practice of the Company to comply with the Americans with Disabilities Act, as well as with applicable state and local laws prohibiting discrimination on the basis of a disability.

Statement of Commitment

As an employer, Sunrise Landscape welcomes the opportunity to affirm our continuing policy to provide equal employment or advancement opportunity and to dedicate ourselves to establishing a work environment which is free from discrimination.

As an employer, we will continually review our personnel practices and procedures to ensure that all supervisors and managers are adhering to our commitment to Equal Employment Opportunity principles. It is our expectation that all employees shall demonstrate respect for and awareness of the diversity of all our employees and model our corporate commitment to diversity.

EEO/AA Communication

This Equal Employment Opportunity Policy Statement shall be communicated to all supervisors and managers. It shall also be posted conspicuously (on company bulletin boards or common areas) and in areas where applicants are typically screened, interviewed and tested. The intent of this communication of the Policy Statement is that all of the company's employees are alerted and that job applicants are informed of our commitment. It is also the company's intent to include this Policy Statement in employee handbooks or orientation literature and to keep employees informed of Policy Statement changes or updates.

The terms "Equal Opportunity Employer" shall be utilized in recruitment advertisements and literature.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/2/2025

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 Higginbotham Insurance Agency, Inc. 110 Carillon Parkway St Petersburg FL 33716 License#: 2061754	CONTACT NAME: PHONE (A/C, No, Ext): 727-391-9791 FAX (A/C, No): 727-393-5623 E-MAIL ADDRESS: stahlstpetecertificates@higginbotham.net
INSURED SR Landscaping, LLC 5100 W Kennedy Blvd, Ste 325 Tampa FL 33609 SRLAND8-01	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Pennsylvania Manufacturers' Association Insurance — 12262 INSURER B: XL Specialty Insurance Co. — 37885 INSURER C: FCCI Insurance Company — 10178 INSURER D: — INSURER E: — INSURER F: —

COVERAGES **CERTIFICATE NUMBER:** 998831615 **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 REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT 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 SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X Ded: $25,000 Property Damage GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:	Y	Y	GL10010439300	10/1/2025	10/1/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							Total Project Aggr	$ 5,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY Ded:$350,000	Y	Y	1525751653188	10/1/2025	10/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
C	UMBRELLA LIAB [X] OCCUR X EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000	Y	Y	UMB10010439400	10/1/2025	10/1/2026	EACH OCCURRENCE	$ 5,000,000
							AGGREGATE	$ 5,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WC2025751653188	10/1/2025	10/1/2026	X PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Leased/Rented Equipment			UM0020123SMA25A	10/1/2025	10/1/2026	Max Per Item Occurrence Deductible	$250,000 $250,000 $2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Excess Liability Policy does not provide coverage over the Auto Liability Policy. Excess Liability is excess General Liability, employee benefits liability and employers' liability policy only.

SR Landscaping, LLC dba Sunrise Landcare

Certificate Holder is Additional Insured as respects to General Liability, Automobile Liability & Excess Liability as required by written contract with the named insured, executed prior to the "bodily injury", "property damage" or "personal and advertising injury". Subject to the terms, conditions and limits as specified in the policies.
See Attached...

CERTIFICATE HOLDER

"For Informational Purposes"

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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Form **W-9**
(Rev. March 2024)
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.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

SR Landscaping LLC

2 Business name/disregarded entity name, if different from above

DBA Sunrise Landscape

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) C

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3)

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.) See instructions.

5100 W. Kennedy Blvd., Suite 325

Requester's name and address (optional)

6 City, state, and ZIP code

Tampa, FL 33609

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 *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				

or

Employer identification number

8	4	-	2	7	8	8	1	0	7

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(s) 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** Rita Cuellar **Date** 1/7/2026

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*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Discussion of Pool Chemical Controller

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Lloyd's Exercise Equipment Proposal 92177-1 for Fitness Center Equipment Repairs

Repair Estimate

LLOYD'S
Exercise Equipment, L.L.C.
"Catch the Fitness Wave!"

Date	Estimate #
9/2/2026	92177-1

LLOYD's Exercise Equipment, L.L.C.
PO Box 290723
Port Orange, FL 32129
386-322-3213 (office) / 815-331-5329 (fax)
info@lloydsfitness.com

Customer

Parker Rd CDD/Oakmont Amenity
11701 SW. 30th Avenue
Gainesville, FL 32608
352-204-8177 (Alisa)
954-328-4179/407-212-0036-Destyni

Unit/Model/Type	Item	Problem Description	Estimate
Lifefitness Treadmill AST139737	Problem Called In As Diagnosis Part(s) For Repair Labor	Plug loose, machine shuts off. Estimate to order and replace the power cord. Power Cord Replace the power cord; test check operation.	 45.00
LifeFitness Row SS-RW0616B022	Problem Called In As Diagnosis Part(s) For Repair Labor	Cable damaged. Estimate to order and replace the cable. Cable Replace the cable and adjust; test check operation.	 100.00
Lifefitness Lat Pull SS-PD0616B049	Diagnosis Part(s) For Repair Labor	Handle grips are worn. Estimate to order and replace the grips. (2) Grips at $12.50 each Replace the handle grips; test check operation.	 25.00
	Shipping & Handling Labor/Time On Site	 IF done at your scheduled service visit.	30.00 100.00

Approval Date: 9/8/2026
Name: Tara Ezell
Title: Chairperson

Subtotal	$300.00
Sales Tax (0.0%)	$0.00
Estimate	$300.00

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Southern Escapes Estimate #923
for Main pool Pump Breaker Replacement

Estimate

Parker Road CDD
3501 Quadrangle Blvd Ste 270
Orlando, FL 32817
(407) 723-5900
pfmdistrictap@avidbill.com

SOUTHERN ESCAPES
P.O. Box 140211
Gainesville, FL 32614

Job Description

Breaker replacement for main pool pump.

Estimate Number: 923

Lookup Code	Description	Serial Number	Qty
M1121	Installation - Equipment		1.00
Estimate created 8/31/2026 - Valid until 9/15/2026		**Total:**	**$525.00**

Tara Ezzell 9/1/2026

Standard Terms & Conditions

Pool Service Installation & Repair

Terms and Conditions

These Terms and Conditions (“Agreement”) govern all pool installation, repair, maintenance, and related services (“Services”) provided by Southern Escapes LLC

By approving an estimate, scheduling service, or allowing work to begin, the Client agrees to these Terms and Conditions.

1. Scope of Work

Contractor will provide Services as described in the written estimate, invoice, or service agreement. Any additional work not specifically listed is not included and may require a revised estimate and additional charges.

2. Estimates & Pricing

- Estimates are based on visible and accessible conditions at the time of inspection.
- Hidden issues (including but not limited to underground plumbing, electrical faults, structural defects, or code violations) may result in additional costs.
- Prices are subject to change if material costs increase or if the scope of work changes.

3. Payment Terms

- Payment is due upon completion unless otherwise stated in writing.
- Deposits may be required for installations or special-order materials.
- Late payments may be subject to interest, service fees, or suspension of services.
- Client is responsible for all collection costs, including legal fees, if payment is not made.

4. Scheduling & Access

- Client must provide safe, clear, and unobstructed access to the pool, equipment, water, and electrical sources.
- Contractor is not responsible for delays caused by weather, material availability, permit delays, or conditions beyond reasonable control.
- Missed appointments or cancellations with less than 24 hours' notice may result in a service fee.

5. Client Responsibilities

The Client agrees to:

- Disclose known issues with the pool, equipment, plumbing, or electrical systems.
- Ensure pets are secured and work areas are safe.
- Maintain proper water levels and chemistry unless chemistry service is included.
- Obtain any required HOA approvals unless otherwise agreed.

6. Permits & Code Compliance

Unless stated otherwise, Contractor will perform work in accordance with applicable codes. Permit fees and inspections are excluded unless specifically noted in writing.

7. Warranties

- Labor is warranted for one year from the date of service.
- Manufacturer warranties apply to parts and equipment and are subject to the

manufacturer's terms.
- Warranty does not cover damage caused by misuse, neglect, improper water chemistry, acts of nature, freezing, power surges, or work performed by others.

8. Exclusions & Limitations

Contractor is not responsible for:

- Pre-existing conditions or failures unrelated to the performed work
- Cosmetic damage not directly caused by Contractor
- Landscaping, decking, tile, plaster, or surfaces disturbed as a necessary part of the repair unless specifically included
- Water loss, chemical imbalance, or algae growth after service completion

9. Changes & Additional Work

Any change to the scope of work must be approved by the Client and may result in additional charges. Verbal approvals may be considered binding.

10. Safety & Damage

Contractor will take reasonable precautions to protect property but is not responsible for damage caused by hidden conditions, underground utilities, or structural weaknesses.

11. Cancellation

Client may cancel services prior to commencement. Deposits for special-order materials are non-refundable. Work already performed will be billed accordingly.

12. Limitation of Liability

To the fullest extent permitted by law, Contractor's liability is limited to the amount paid for the specific service performed. Contractor shall not be liable for indirect, incidental, or consequential damages.

13. Governing Law

This Agreement shall be governed by the laws of the state/province of Florida.

14. Entire Agreement

These Terms and Conditions, together with the estimate or invoice, constitute the entire agreement between the parties and supersede all prior discussions or agreements.

Client Acknowledgment

By approving service, the Client acknowledges understanding and acceptance of these

Terms and Conditions.

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of R.E. Arnold Construction
Proposals for Emergency Sinkhole Repairs
at Ponds 7 & 8

R.E. Arnold
CONSTRUCTION, INC.

August 31, 2026

Attn: Parker Road Community Development District
Reference: Basin 7 – **Estimated Proposal for the date of 8/31/2026 as sinkhole may increase in size due to the water retention currently in pond.**

Proposed work for Sinkholes/Depression: Excavate all loose yielding soils to expose chimney or to a depth to solid soils. Excavated and imported soils will be placed back in excavated area and machine compacted in twelve-inch lifts.

Furnish labor, material, equipment, truck and tools (operators transportation) and supervision in order to repair existing sinkhole/depression.

Estimated time and material:

Equipment/Labor
Mobilization
350 Excavator
Skid Steer
Pump Rental

Material
1/2 load of Rip Rap
15 loads of Clay

For consideration of: ($10,235.00) Ten thousand two hundred thirty-five dollars and NO/100.

**** Not responsible for landscaping, sod, irrigation, broken curb or sidewalks and other utilities encountered during excavation ****

Ronald Arnold, Sr.
R. E. Arnold Construction, Inc.

Tara Ezzell
Authorized Signature
Parker Road CDD

R.E. Arnold
CONSTRUCTION, INC.

August 31, 2026

Attn: Parker Road Community Development District
Reference: Basin 8 – **Estimated Proposal for the date of 8/31/2026 as sinkhole may increase in size.**

Proposed work for Sinkholes/Depression: Excavate all loose yielding soils to expose chimney or to a depth to solid soils. Excavated and imported soils will be placed back in excavated area and machine compacted in twelve-inch lifts.

Furnish labor, material, equipment, truck and tools (operators transportation) and supervision in order to repair existing sinkhole/depression.

Estimated time and material:

Equipment/Labor
Mobilization
350 Excavator
Skid Steer

Material
1/2 load of Rip Rap
8 loads of Clay

For consideration of: ($7,072.50) Seven thousand seventy-two dollars and 50/100.

**** Not responsible for landscaping, sod, irrigation, broken curb or sidewalks and other utilities encountered during excavation ****

Ronald Arnold, Sr.
R. E. Arnold Construction, Inc.

Tara Ezzell
Authorized Signature
Parker Road CDD

17210 SW Archer Rd • Archer, Florida 32618 • Phone (352) 495-9494 • Fax (352) 495-9191

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Payment Authorization
Nos. 362 – 364

PARKER ROAD
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 362
8/14/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
102426	Aviant Party Rentals (PARKE2)	08/12/2026	Parker Road CDD	1,200.00
772280	Envera (PARKE2)	08/03/2026	Parker Road CDD	1,081.98
R23604	Habitech Systems, Inc. (PARKE2)	08/02/2026	Parker Road CDD	42.95
INV085	Quality Seal Services LLC (PARKE2)	08/12/2026	Parker Road CDD	11,650.00
			Total:	**13,974.93**

Kwame Jackson
Secretary / Assistant Secretary

Tara Ezzell
Chairman / Vice Chairman

AVIANT Party Rentals

10335 SW 130th Court
Dunnellon, FL 34432
Phone 352-522-1805

INVOICE

INVOICE #102426
DATE: 8/12/26

CUSTOMER:
Oakmont at Gainesville
11701 SW 30th Ave
Gainesville, FL

DELIVER TO:
Same

RECEIVED
By M. Magar at 1:41 pm, Aug 12, 2026

SALESPERSON	P.O. NUMBER	DELIVERY DATE	START TIME	END TIME	TERMS
Esther	Alisa	10/23-24/26		After 1pm	COD

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Package: 30x40 Tent, 7-1, 20' Dry Slide, Generator, & 2 Attendants	1200.00	1200.00
	PLEASE PROVIDE COPY OF SALES TAX CERTIFICATE!		

If final payment is done by credit card there is a 4% fee.

SUBTOTAL	1200.00
DELIVERY	0.00
CC FEE	?
PAID	0.00
TOTAL DUE	1200.00

TERMS AND CONDITIONS/WARRANTY

1. By accepting delivery of rented items, customer agrees to all terms and conditions shown on the rental agreement.

Thank you for your business!

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

RECEIVED
By M. Magar at 9:27 am, Aug 11, 2026

Invoice

Invoice Number	Date
772280	**08/03/2026**
Customer Number	Due Date
400580	**09/01/2026**

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parker Road CDD	400580		08/03/2026	09/01/2026

Quantity	Description	Months	Rate	Amount
1936 - CCTV - Parker Road CDD - 11701 SW 30th Ave, Gainesville, FL				
1.00	Active Video Monitoring 09/01/2026 - 09/30/2026	1.00	$450.00	$450.00
1.00	Service & Maintenance 09/01/2026 - 09/30/2026	1.00	$356.98	$356.98
1.00	Passive Standard Camera 09/01/2026 - 09/30/2026	1.00	$275.00	$275.00
			Subtotal:	**$1081.98**
	Tax			$0.00
	Payments/Credits Applied			$0.00
			Invoice Balance Due:	**$1081.98**

Date	Invoice #	Description	Amount	Balance Due
8/3/2026	772280	Monitoring Services	$1081.98	**$1081.98**

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
772280	**08/03/2026**
Customer Number	Due Date
400580	**09/01/2026**

Net Due: $1,081.98
Amount Enclosed:_____

Parker Road CDD
11701 SW 30th Ave
Gainesville, FL 32608

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

RECEIVED
By M. Magar at 9:37 am, Aug 11, 2026

HabiTech Systems

FOR SERVICE INQUIRES OR IF MOVING CALL:
800-610-6720
FOR BILLING INQUIRES CALL:
800-610-6720

Issue Date	Due Date
08/02/2026	09/02/2026

Customer Number	Invoice #
HB2587	R23604

Parker Road CDD
11701 SW 30th Ave.
Gainesville, FL 32608

INVOICE

Date	Description		Invoice #	Amount
08/02/26	Monthly For 09/01/26 To 09/30/26		R23604	42.95
07/02/26	7/02/2026 Inv#:R21758 For 08/01/26 To 08/31/26	on PA 357 >>	R21758	42.95

Fast - Easy - Secure! Pay your bills or update your autopay information online at **AlarmPayments.com**

Charges	**85.90**
Sales Tax	**0.00**
Subtotal	**85.90**
Payments	**0.00**
Total Due	**85.90**

RETURN BOTTOM PORTION WITH YOUR PAYMENT. CARD PAYMENTS WILL SHOW ON STATEMENTS AS HabiTech Systems

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

Customer Number	Amount Due	Amount Paid
HB2587	$85.90	

Fast... Easy... Secure... Pay this bill online at:

www.AlarmPayments.com

Thank you for your business!

R23604

Remit To:

PFM Group Consulting LLC
3501 Quadrangle Blvd.
Suite 270
Orlando, FL 32817

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

Scan to Pay

0000HB2587000000859D

Quality Seal Services LLC
(352-665-0373) (386-292-4609)
elmermendoza56@yahoo.com

RECEIVED
By M. Magar at 8:47 am, Aug 14, 2026

INVOICE TO:
Parker Road CDD/Oakmont
11701 SW 30th Avenue, Gainesville FL. 32608
acmcgowan@bermancorp.com

INV085

Date: Aug 12, 2026

#	Item	Unit Price	Qty	Total
01	Oakmont Pressure Washing Primary Roads. Pressure washing, curbs and sidewalks.	$11,650.00	1	$11,650.00

Subtotal	$11,650.00
Grand Total	$11,650.00
Paid	$0.00
Due	**$11,650.00**

Thank you!

PARKER ROAD
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 363
8/21/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
69628744	Arrow Exterminators, Inc (PARKE2)	08/04/2026	Parker Road CDD	131.00
AD-03963-082126-CR	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	0.00
AD-14806-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	65.29
AD-22987-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	19.61
AD-41606-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	1,291.52
AD-49934-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	10.65
AD-50035-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	92.55
AD-50136-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	20.73
AD-50237-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	28.29
AD-50439-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	16.95
AD-50540-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	14.43
AD-50641-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	13.17
AD-50742-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	13.17
AD-50944-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	18.21
AD-51045-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	74.91
AD-51146-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	58.53
AD-51550-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	62.31
AD-51651-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	10.65
AD-51853-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	53.49
AD-51954-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	18.21
AD-52156-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	96.33
AD-52257-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	45.93
AD-52358-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	10.65
AD-56705-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	10.65
AD-74044-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	40.09
AD-85916-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	18.04
AD-86017-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	38.51
AD-91134-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	53.49
AD-91235-082126	Gainesville Regional Utilities (PARKE2)	08/21/2026	Parker Road CDD	67.35
DM-08-2026-59	PFM Management Services LLC (PARKE2)	08/06/2026	Parker Road CDD	2,625.00
OE-EXP-08-2026-40	PFM Management Services LLC (PARKE2)	08/07/2026	Parker Road CDD	556.74
			Total:	**5,576.45**

Kwame Jackson
Secretary / Assistant Secretary

Tara Ezzell
Chairman / Vice Chairman

Arrow Exterminators, Inc.
5517 SW 69th Terrace
Gainesville, FL 32608
352-316-7162

RECEIVED
By M. Magar at 3:42 pm, Aug 17, 2026

INVOICE

Bill To [919460]
Parker Road CDD
% PFM Management
3501 Quadrangle Blvd Ste 270
Orlando, FL 32817-8329
352-727-7939

Service Address [919460]
Oakmont Clubhouse
11701 Sw 30th Ave
Gainesville, FL 32608-0067

Invoice #	69628744	Technician	Richard Mayo
Invoice Date	08/04/26	License #	JF269778/LF362952
Service Date	08/04/26	Target Pest	RATS
		Purchase Order	

Service	Description	Price
RPC-RODENT CTRL	Rodent Control Service	$131.00
	Subtotal	$131.00
	Tax	$0.00
	Total	$131.00
	Amount Paid	$0.00
	Balance	$131.00

Click this link to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

Order/Service Instructions	12 rodent boxes Contact customer Alisa 352-204-8177 to let him know when you are coming by to do the station check Everything looks good. Keep us updated if you see any activity. Thank you

Southwest Gainesville Office 352-316-7162
PO Box 141885
Gainesville, FL 32614-1885
www.arrowexterminators.com

IS YOUR HOME PROTECTED FROM TERMITES?

Termites cause billions of dollars in damage every year. It's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Arrow, the #1 provider of Sentricon in the world. CALL TODAY! 888-GO-ARROW.

It's not just termite control. It's Arrow Exterminators termite control.

Customer Number: 919460 **Statement Date:** 08/11/26 **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 11701 Sw 30th Ave, Gainesville, FL 32608-0067					
08/04/26	69628744	Rodent Control Service	$131.00	$0.00	$131.00

Current: $131.00 **Past Due:** $0.00 **Total Amount Due:** $131.00

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA22159F

ARROW EXTERMINATORS

PO Box 141885 • Gainesville, FL 32614-1885

You can pay your bill online at www.arrowexterminators.com

**********MIXED WKG

PARKER ROAD CDD 40
% PFM MANAGEMENT 8960
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

Statement Date: 08/11/26
Customer Number: 919460

Please check Invoice(s) paid below.

	Invoice #	Amount		Invoice #	Amount
☐	69628744	$131.00	☐		
☐			☐		
☐			☐		
☐			☐		
☐			☐		
☐			☐		

Please make checks payable and remit to:
ARROW EXTERMINATORS INC
PO BOX 141885
GAINESVILLE FL 32614-1885

Balance Forward: $0.00 Amount Due: $131.00
Amount: _____ Check # _____

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
3793 SW 109TH WAY
GAINESVILLE FL 32608

510000463255
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$13.31
Adjustments & Service Charges:	$0.00
Balance Forward:	-$75.92
CREDIT DO NOT PAY	**-$62.61**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$10.65
Total Utility Charge	**$10.65**

TAXES AND SURCHARGES

Surcharges	$2.66
Total Taxes and Surcharges	**$2.66**

TOTAL CURRENT MONTH CHARGES **$13.31**

PREVIOUS BILL ACTIVITY

Previous Balance	-$75.92
BALANCE FORWARD	**-$75.92**

RECEIVED
By M. Magar at 10:25 am, Aug 21, 2026

MESSAGES

September is the final month GRU will collect city stormwater and refuse container fees. If your billing cycle extends past Sept. 30, a prorated portion of September's charges may appear on your October bill.

Energy savings tip: Install occupancy sensors on lights in conference rooms and break rooms to save 45-60 percent on lighting costs in those rooms.

Always know where electric, gas, water and telephone lines are buried to avoid injury or costly repairs. Call 811 before digging to have your utility lines marked with highly visible water-based paint or flags.

SERVICE AGREEMENT: Use or consumption of services rendered by this City shall constitute an agreement by the consumer with the City to abide by the rules of the City with regards to its utility service, including, but not limited to prevailing ordinances and policies of this City and its departments.

RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2500-0400-3963**
Total Payment Enclosed:	**$**_____
CREDIT DO NOT PAY	**$ -62.61**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

Credit Balance - No EFT payment will be deducted from your bank account.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

250004003963 00 000000000 000000000

WATER AND WASTEWATER SERVICE DETAILS

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	0	$0.0000	$0.00
WASTEWATER SURCHARGE			$2.66
Total for Water and Wastewater Service Details			**$13.31**

Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

PAY YOUR GAINESVILLE REGIONAL UTILTIES BILL WITH CASH AT PARTICIPATING RETAILERS

Payments are recognized immediately and are posted the same day.

powered by KUBRA EZ-PAY

Bring this barcode with you to make a payment.

RETAILER INSTRUCTIONS:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.

For Customer Assistance, call (352) 334-3434.

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

DOLLAR GENERAL · Walgreens · FAMILY DOLLAR · Walmart · pilot FLYING J · *Available at Service Desk or Money Center* · CVS · 7-ELEVEN

7993660039900063716836433888847

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

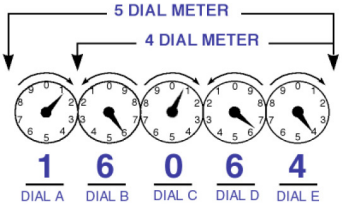
Make checks payable to **GRU**; return stub and check to: P.O. Box 147051, Gainesville, FL 32614-7051. You may also pay your bill online, by phone at 352-393-6886 or at a convenient location in your neighborhood. Visit www.gru.com for details.

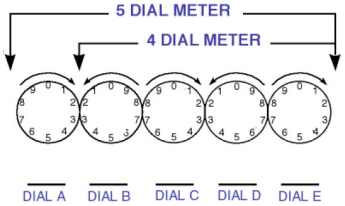
Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

Night depository payments will be posted the next business day if received after 3:30 p.m.

HOW TO READ YOUR METER

Read the dials from left to right (A-E). If the dial hand is between two numbers, use the lower number.





Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
10884 SW 38TH PL
GAINESVILL FL 32608

510000463253
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$65.29
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$65.29** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$52.23
Total Utility Charge	**$52.23**

TAXES AND SURCHARGES

Surcharges	$13.06
Total Taxes and Surcharges	**$13.06**
TOTAL CURRENT MONTH CHARGES	**$65.29**

PREVIOUS BILL ACTIVITY

Previous Balance	$85.76
Payment Amount (Date: 08/06/2026)	-$85.76
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:22 am, Aug 21, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	23041421	1.06	1.44	0.03
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

September is the final month GRU will collect city stormwater and refuse container fees. If your billing cycle extends past Sept. 30, a prorated portion of September's charges may appear on your October bill.

Energy savings tip: Install occupancy sensors on lights in conference rooms and break rooms to save 45-60 percent on lighting costs in those rooms.

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2500-0281-4806**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 65.29**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

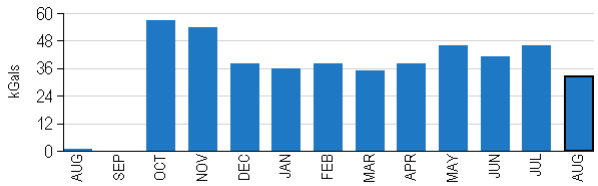
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

250002814806 00 000000000 000006529

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
23041421	07/14/2026	08/13/2026	ACTUAL	31	791	824	1.00000	33 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	33	$1.2600	$41.58
WASTEWATER SURCHARGE			$13.06
Total for Water and Wastewater Service Details			**$65.29**



Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

PAY YOUR GAINESVILLE REGIONAL UTILTIES BILL WITH CASH AT PARTICIPATING RETAILERS

Payments are recognized immediately and are posted the same day.

powered by KUBRA EZ-PAY

Bring this barcode with you to make a payment.

RETAILER INSTRUCTIONS:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.

For Customer Assistance, call (352) 334-3434.

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7993660039900063716836431613 68

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

Make checks payable to **GRU**; return stub and check to: P.O. Box 147051, Gainesville, FL 32614-7051. You may also pay your bill online, by phone at 352-393-6886 or at a convenient location in your neighborhood. Visit www.gru.com for details.

Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

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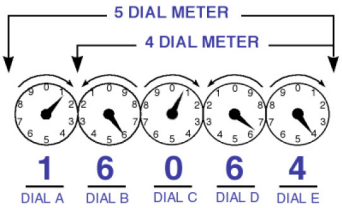

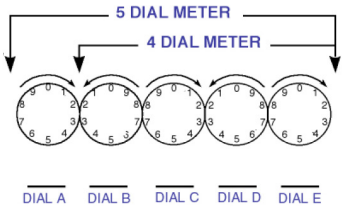

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
3666 SW 108TH DR COMMON
GAINESVILLE FL 32608

510000463254
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$19.61
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$19.61** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$15.69
Total Utility Charge	**$15.69**

TAXES AND SURCHARGES

Surcharges	$3.92
Total Taxes and Surcharges	**$3.92**

TOTAL CURRENT MONTH CHARGES **$19.61**

PREVIOUS BILL ACTIVITY

Previous Balance	$19.61
Payment Amount (Date: 08/06/2026)	-$19.61
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:24 am, Aug 21, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	23041423	0.13	0.12	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2500-0282-2987**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 19.61**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

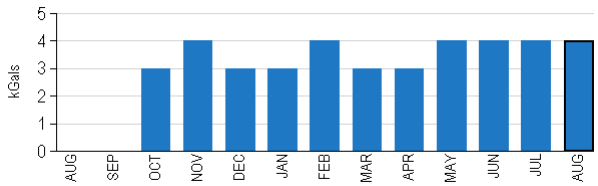
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

250002822987 00 000000000 000001961

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
23041423	07/14/2026	08/13/2026	ACTUAL	31	60	64	1.00000	4 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	4	$1.2600	$5.04
WASTEWATER SURCHARGE			$3.92
Total for Water and Wastewater Service Details			**$19.61**



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PAY WITH CASH

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7993660039900063716836431614 26

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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Drive-thru .....7:30 AM - 6 PM: M - F

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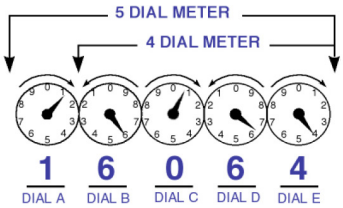

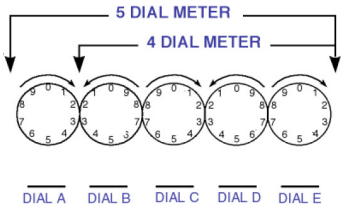

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account: **2000-5794-1606**
Bill Date: 08/21/2026

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460021
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$1,291.52
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$1,291.52**

DUE BY 09/11/2026

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Gas	$45.00
Water	$479.03
Wastewater	$767.49
Total Utility Charge	**$1,291.52**
TOTAL CURRENT MONTH CHARGES	**$1,291.52**

PREVIOUS BILL ACTIVITY

Previous Balance	$1,454.86
Payment Amount (Date: 07/30/2026)	-$1,454.86
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:14 am, Aug 21, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
GAS	1620866	0.00	0.00	0.00
WATER	23041494	3.29	3.47	10.55
WATER	98813601	0.32	0.72	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5794-1606**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 1,291.52**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

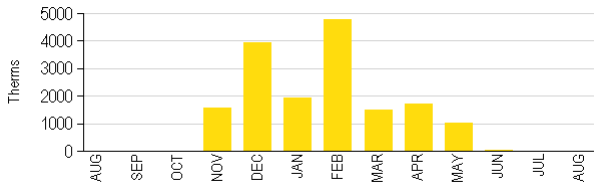
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200057941606 00 000000000 000129152

GAS SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	BTU Factor	Gas Consumption	Next Meter Read on or About
1620866	07/14/2026	08/13/2026	ACTUAL	31	54265	54265	1.00000	1.02400	0 Therms	09/14/2026

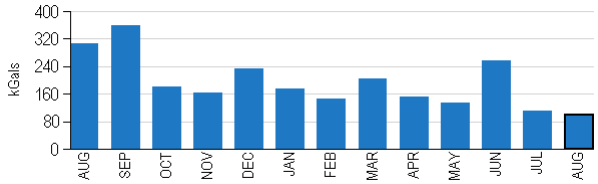
Description	Usage	Rate	Amount Billed
NATURAL GAS CUSTOMER CHG		$45.00	$45.00
NATURAL GAS USE	0	$0.0000	$0.00
Total for Gas Service Details			**$45.00**



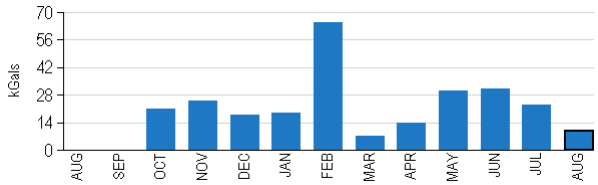
WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
23041494	07/14/2026	08/13/2026	ACTUAL	31	1635	1737	1.00000	102 kGals	102 kGals	09/14/2026
98813601	07/14/2026	08/13/2026	ACTUAL	31	309	319	1.00000	10 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
WATER CUSTOMER CHARGE		$9.80	$9.80
WATER USE	102	$3.9400	$401.88
WASTEWATER CUSTOMER CHARGE		$10.65	$10.65
WASTEWATER BILLING	102	$7.4200	$756.84
Subtotal for meter 23041494			$1,179.17
-- 1" WTR MTR			



Description	Usage	Rate	Amount Billed
WATER CUSTOMER CHARGE		$20.35	$20.35
WATER USE	10	$4.7000	$47.00
Subtotal for meter 98813601			$67.35
-- 2" IRR MTR			
Total for Water and Wastewater Service Details			**$1,246.52**



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79936600399000637168319327876

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

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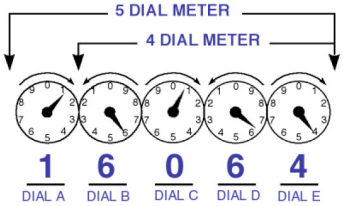

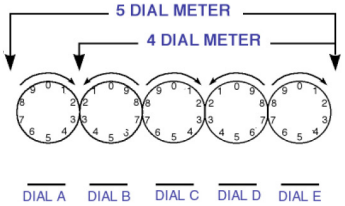

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460002
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$10.65
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$10.65** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$10.65
Total Utility Charge	**$10.65**
TOTAL CURRENT MONTH CHARGES	**$10.65**

PREVIOUS BILL ACTIVITY

Previous Balance	$10.65
Payment Amount (Date: 08/06/2026)	-$10.65
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 9:51 am, Aug 21, 2026

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5614-9934**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 10.65**

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A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056149934 00 000000000 000001065

WATER AND WASTEWATER SERVICE DETAILS

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	0	$0.0000	$0.00
Total for Water and Wastewater Service Details			**$10.65**

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PAY WITH CASH

PAY YOUR GAINESVILLE REGIONAL UTILTIES BILL WITH CASH AT PARTICIPATING RETAILERS

Payments are recognized immediately and are posted the same day.

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RETAILER INSTRUCTIONS:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.

For Customer Assistance, call (352) 334-3434.

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A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

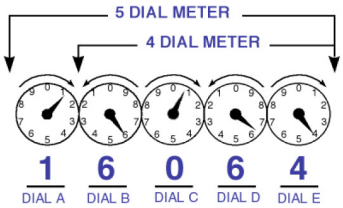
Make checks payable to **GRU**; return stub and check to: P.O. Box 147051, Gainesville, FL 32614-7051. You may also pay your bill online, by phone at 352-393-6886 or at a convenient location in your neighborhood. Visit www.gru.com for details.

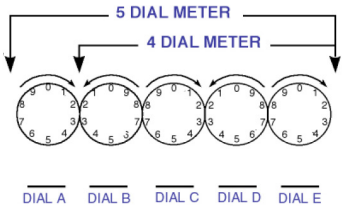
Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

Night depository payments will be posted the next business day if received after 3:30 p.m.

HOW TO READ YOUR METER

Read the dials from left to right (A-E). If the dial hand is between two numbers, use the lower number.





Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460003
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$92.55
Total Utility Charge	**$92.55**

TOTAL CURRENT MONTH CHARGES **$92.55**

PREVIOUS BILL ACTIVITY

Previous Balance	$158.07
Payment Amount (Date: 08/12/2026)	-$158.07
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 9:52 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$92.55
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$92.55** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	101025391	2.10	3.66	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

September is the final month GRU will collect city stormwater and refuse container fees. If your billing cycle extends past Sept. 30, a prorated portion of September's charges may appear on your October bill.

Energy savings tip: Install occupancy sensors on lights in conference rooms and break rooms to save 45-60 percent on lighting costs in those rooms.

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-0035**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 92.55**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

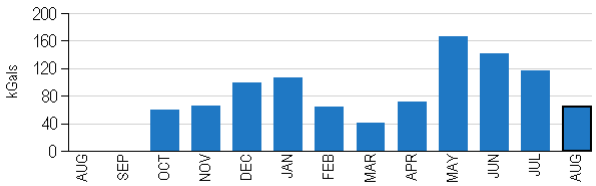
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056150035 00 000000000 000009255

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Meter Read Dates Present	Meter Read Type	Days of Service	Meter Readings Previous	Meter Readings Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
101025391	07/14/2026	08/13/2026	ACTUAL	31	555	620	1.00000	65 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	65	$1.2600	$81.90
-- RECLAIMED WATER METER 2" D			
Total for Water and Wastewater Service Details			**$92.55**



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PAY WITH CASH

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A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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Drive-thru .....7:30 AM - 6 PM: M - F

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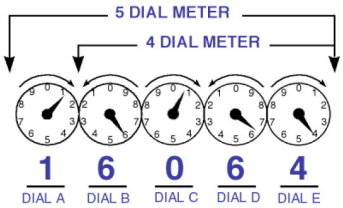

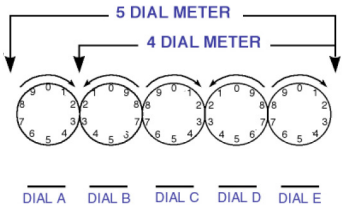

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460004
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$20.73
Total Utility Charge	**$20.73**

TOTAL CURRENT MONTH CHARGES **$20.73**

PREVIOUS BILL ACTIVITY

Previous Balance	$27.03
Payment Amount (Date: 08/06/2026)	-$27.03
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 9:53 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$20.73
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$20.73** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	22055718	0.26	0.41	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-0136**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 20.73**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

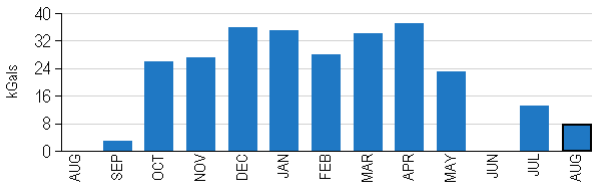
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056150136 00 000000000 000002073

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
22055718	07/14/2026	08/13/2026	ACTUAL	31	790	798	1.00000	8 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	8	$1.2600	$10.08
-- RECLAIMED WATER METER 1" E			
Total for Water and Wastewater Service Details			**$20.73**



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A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

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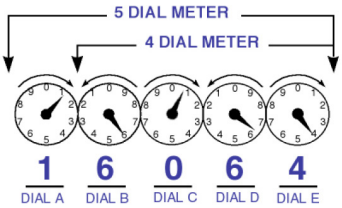

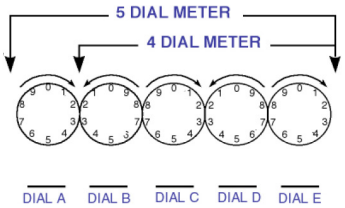

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460005
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$28.29
Total Utility Charge	**$28.29**

TOTAL CURRENT MONTH CHARGES **$28.29**

PREVIOUS BILL ACTIVITY

Previous Balance	$37.11
Payment Amount (Date: 08/06/2026)	-$37.11
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 9:55 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$28.29
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$28.29** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	97803517	0.45	0.66	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-0237**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 28.29**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

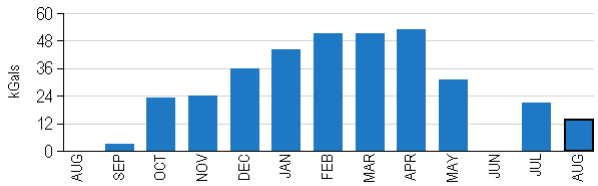
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056150237 00 000000000 000002829

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
97803517	07/14/2026	08/13/2026	ACTUAL	31	675	689	1.00000	14 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	14	$1.2600	$17.64
-- RECLAIMED WATER METER 1&1/2"F			
Total for Water and Wastewater Service Details			**$28.29**



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7993660039900063716831993341 87

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

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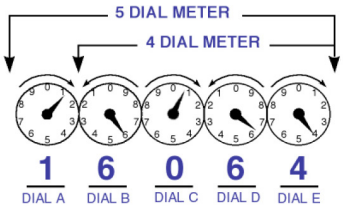

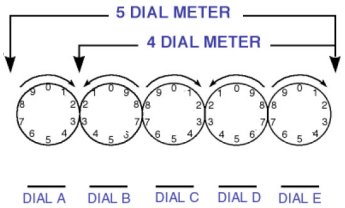

Gainesville Regional Utilities
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Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460006
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$16.95
Total Utility Charge	**$16.95**

TOTAL CURRENT MONTH CHARGES **$16.95**

PREVIOUS BILL ACTIVITY

Previous Balance	$24.51
Payment Amount (Date: 08/06/2026)	-$24.51
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 9:56 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$16.95
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$16.95** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	97803514	0.16	0.34	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-0439**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 16.95**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

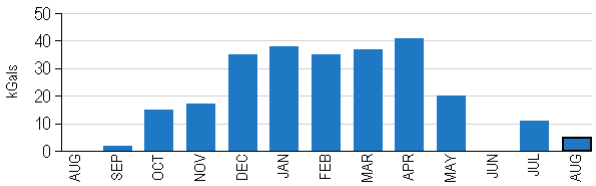
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056150439 00 000000000 000001695

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
97803514	07/14/2026	08/13/2026	ACTUAL	31	456	461	1.00000	5 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	5	$1.2600	$6.30
-- RECLAIMED WATER METER 1&1/2"G			
Total for Water and Wastewater Service Details			**$16.95**



Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

PAY YOUR GAINESVILLE REGIONAL UTILTIES BILL WITH CASH AT PARTICIPATING RETAILERS

Payments are recognized immediately and are posted the same day.

powered by KUBRA EZ-PAY

Bring this barcode with you to make a payment.

RETAILER INSTRUCTIONS:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.

For Customer Assistance, call (352) 334-3434.

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

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7993660039900063716831993341 95

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

Make checks payable to **GRU**; return stub and check to: P.O. Box 147051, Gainesville, FL 32614-7051. You may also pay your bill online, by phone at 352-393-6886 or at a convenient location in your neighborhood. Visit www.gru.com for details.

Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

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HOW TO READ YOUR METER

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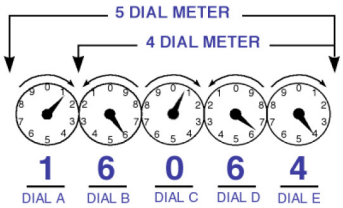

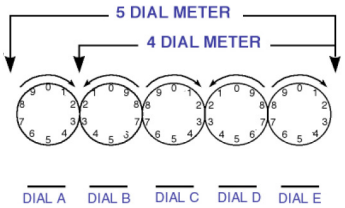

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460007
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$14.43
Total Utility Charge	**$14.43**

TOTAL CURRENT MONTH CHARGES **$14.43**

PREVIOUS BILL ACTIVITY

Previous Balance	$16.95
Payment Amount (Date: 08/06/2026)	-$16.95
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 9:57 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$14.43
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$14.43** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	23041431	0.10	0.16	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

September is the final month GRU will collect city stormwater and refuse container fees. If your billing cycle extends past Sept. 30, a prorated portion of September's charges may appear on your October bill.

Energy savings tip: Install occupancy sensors on lights in conference rooms and break rooms to save 45-60 percent on lighting costs in those rooms.

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-0540**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 14.43**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

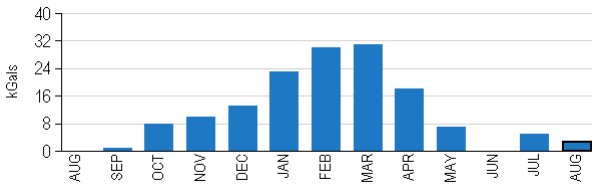
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056150540 00 000000000 000001443

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
23041431	07/14/2026	08/13/2026	ACTUAL	31	290	293	1.00000	3 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	3	$1.2600	$3.78
-- RECLAIMED WATER METER 1" H			
Total for Water and Wastewater Service Details			**$14.43**



Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

PAY YOUR GAINESVILLE REGIONAL UTILTIES BILL WITH CASH AT PARTICIPATING RETAILERS

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powered by KUBRA EZ-PAY

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For Customer Assistance, call (352) 334-3434.

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7993660039900063716831993342O3

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

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HOW TO READ YOUR METER

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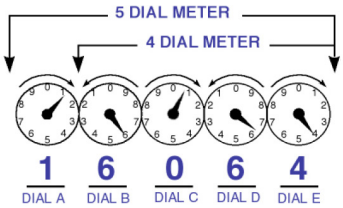

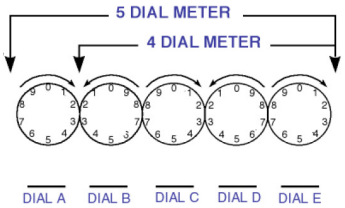

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account: **2000-5615-0641**
Bill Date: 08/21/2026

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460008
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$13.17
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$13.17** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$13.17
Total Utility Charge	**$13.17**
TOTAL CURRENT MONTH CHARGES	**$13.17**

PREVIOUS BILL ACTIVITY

Previous Balance	$13.17
Payment Amount (Date: 08/06/2026)	-$13.17
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 9:59 am, Aug 21, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	22055717	0.06	0.06	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-0641**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 13.17**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

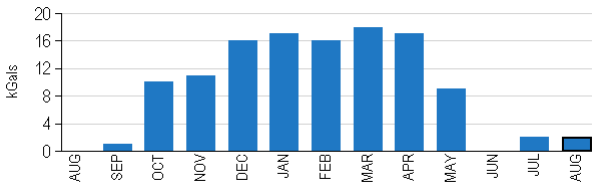
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056150641 00 000000000 000001317

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
22055717	07/14/2026	08/13/2026	ACTUAL	31	262	264	1.00000	2 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	2	$1.2600	$2.52
-- RECLAIMED WATER METER 1" I			
Total for Water and Wastewater Service Details			**$13.17**



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7993660039900063716831993342 45

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

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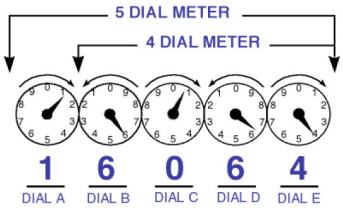

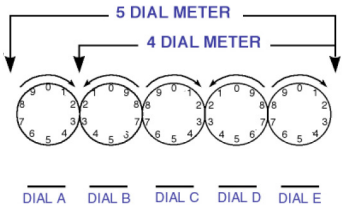

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460009
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$13.17
Total Utility Charge	**$13.17**

TOTAL CURRENT MONTH CHARGES **$13.17**

PREVIOUS BILL ACTIVITY

Previous Balance	$14.43
Payment Amount (Date: 08/06/2026)	-$14.43
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:00 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$13.17
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$13.17** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	22055711	0.06	0.09	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-0742**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 13.17**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

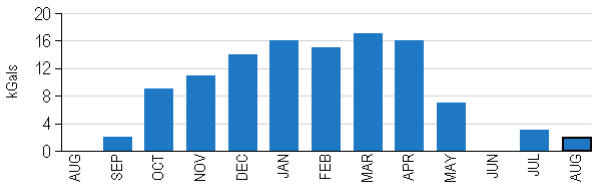
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056150742 00 000000000 000001317

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Meter Read Dates Present	Meter Read Type	Days of Service	Meter Readings Previous	Meter Readings Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
22055711	07/14/2026	08/13/2026	ACTUAL	31	291	293	1.00000	2 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	2	$1.2600	$2.52
-- RECLAIMED WATER METER 1" J			
Total for Water and Wastewater Service Details			**$13.17**



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799366003990006371683199334252

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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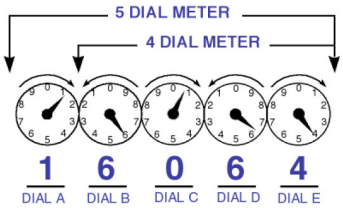

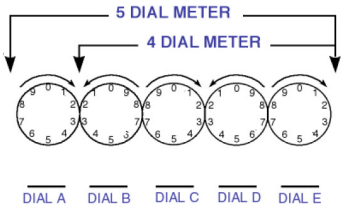

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460010
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$18.21
Total Utility Charge	**$18.21**

TOTAL CURRENT MONTH CHARGES **$18.21**

PREVIOUS BILL ACTIVITY

Previous Balance	$20.73
Payment Amount (Date: 08/06/2026)	-$20.73
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:01 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$18.21
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$18.21**

DUE BY 09/11/2026

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	22055710	0.19	0.26	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-0944**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 18.21**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

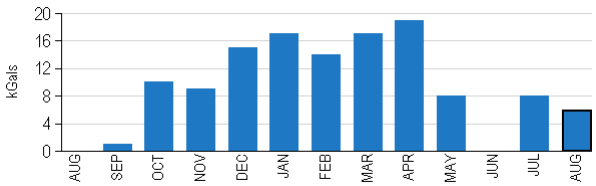
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056150944 00 000000000 000001821

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
22055710	07/14/2026	08/13/2026	ACTUAL	31	310	316	1.00000	6 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	6	$1.2600	$7.56
-- RECLAIMED WATER METER 1" K			
Total for Water and Wastewater Service Details			**$18.21**



Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

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Bring this barcode with you to make a payment.

RETAILER INSTRUCTIONS:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.

For Customer Assistance, call (352) 334-3434.

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

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7993660039900063716831993342 60

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

Make checks payable to **GRU**; return stub and check to: P.O. Box 147051, Gainesville, FL 32614-7051. You may also pay your bill online, by phone at 352-393-6886 or at a convenient location in your neighborhood. Visit www.gru.com for details.

Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

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HOW TO READ YOUR METER

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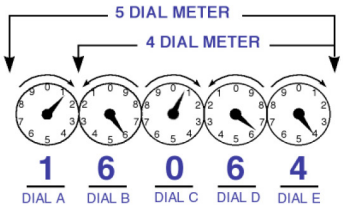

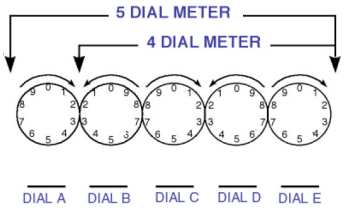

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460011
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$74.91
Total Utility Charge	**$74.91**

TOTAL CURRENT MONTH CHARGES **$74.91**

PREVIOUS BILL ACTIVITY

Previous Balance	$113.97
Payment Amount (Date: 08/12/2026)	-$113.97
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:02 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$74.91	
Adjustments & Service Charges:	$0.00	
Balance Forward:	$0.00	
EFT PAYMENT DUE	**$74.91**	**DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	99441364	1.65	2.56	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-1045**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 74.91**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

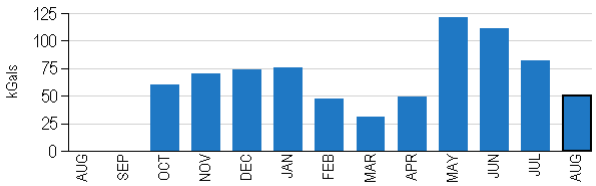
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056151045 00 000000000 000007491

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
99441364	07/14/2026	08/13/2026	ACTUAL	31	846	897	1.00000	51 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	51	$1.2600	$64.26
-- RECLAIMED WATER METER 2" L			
Total for Water and Wastewater Service Details			**$74.91**



Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

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7993660039900063716831993342 78

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

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HOW TO READ YOUR METER

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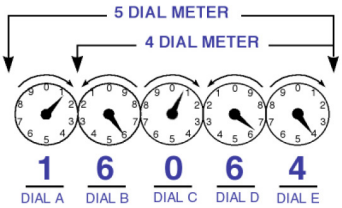

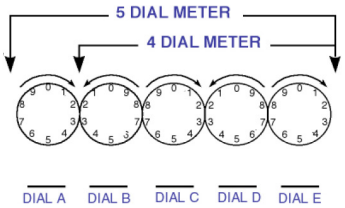

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460012
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$58.53
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$58.53**

DUE BY 09/11/2026

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$58.53
Total Utility Charge	**$58.53**
TOTAL CURRENT MONTH CHARGES	**$58.53**

PREVIOUS BILL ACTIVITY

Previous Balance	$91.29
Payment Amount (Date: 08/06/2026)	-$91.29
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:04 am, Aug 21, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	101025349	1.23	2.00	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-1146**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 58.53**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

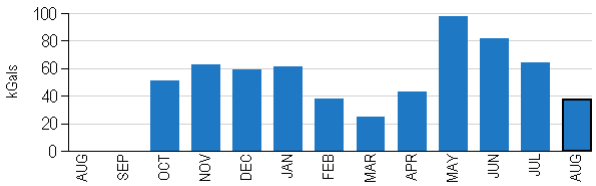
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056151146 00 000000000 000005853

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
101025349	07/14/2026	08/13/2026	ACTUAL	31	584	622	1.00000	38 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	38	$1.2600	$47.88
-- RECLAIMED WATER METER 2" M			
Total for Water and Wastewater Service Details			**$58.53**



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A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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Drive-thru .....7:30 AM - 6 PM: M - F

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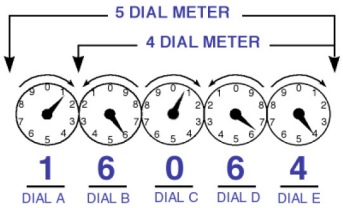

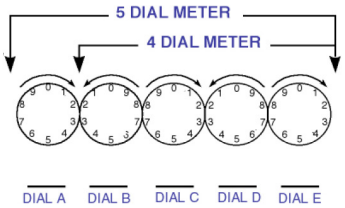

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460013
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$62.31
Total Utility Charge	**$62.31**

TOTAL CURRENT MONTH CHARGES **$62.31**

PREVIOUS BILL ACTIVITY

Previous Balance	$101.37
Payment Amount (Date: 08/12/2026)	-$101.37
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:05 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$62.31
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$62.31**

DUE BY 09/11/2026

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	101025378	1.32	2.25	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-1550**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 62.31**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

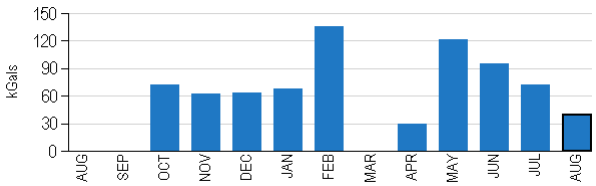
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056151550 00 000000000 000006231

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
101025378	07/14/2026	08/13/2026	ACTUAL	31	425	466	1.00000	41 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	41	$1.2600	$51.66
-- RECLAIMED WATER METER 2" Q			
Total for Water and Wastewater Service Details			**$62.31**



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79936600399000637168319933429 4

A $1.50 fee will be added.

Customer Inquiries

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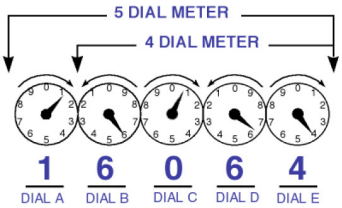

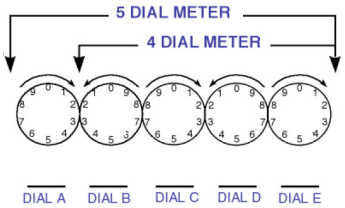

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460014
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$10.65
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$10.65** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$10.65
Total Utility Charge	**$10.65**
TOTAL CURRENT MONTH CHARGES	**$10.65**

PREVIOUS BILL ACTIVITY

Previous Balance	$10.65
Payment Amount (Date: 08/06/2026)	-$10.65
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:06 am, Aug 21, 2026

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-1651**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 10.65**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056151651 00 000000000 000001065

WATER AND WASTEWATER SERVICE DETAILS

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	0	$0.0000	$0.00
Total for Water and Wastewater Service Details			**$10.65**

Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

PAY YOUR GAINESVILLE REGIONAL UTILTIES BILL WITH CASH AT PARTICIPATING RETAILERS

Payments are recognized immediately and are posted the same day.

powered by KUBRA EZ-PAY

Bring this barcode with you to make a payment.

RETAILER INSTRUCTIONS:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.

For Customer Assistance, call (352) 334-3434.

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

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7993660039900063716831993343O2

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

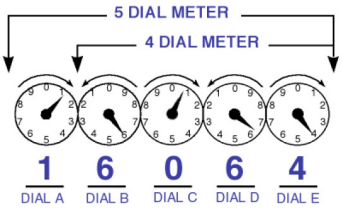
Make checks payable to **GRU**; return stub and check to: P.O. Box 147051, Gainesville, FL 32614-7051. You may also pay your bill online, by phone at 352-393-6886 or at a convenient location in your neighborhood. Visit www.gru.com for details.

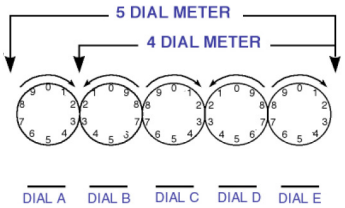
Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

Night depository payments will be posted the next business day if received after 3:30 p.m.

HOW TO READ YOUR METER

Read the dials from left to right (A-E). If the dial hand is between two numbers, use the lower number.





Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account: **2000-5615-1853**
Bill Date: 08/21/2026

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460015
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$53.49
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$53.49** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$53.49
Total Utility Charge	**$53.49**
TOTAL CURRENT MONTH CHARGES	**$53.49**

PREVIOUS BILL ACTIVITY

Previous Balance	$81.21
Payment Amount (Date: 08/06/2026)	-$81.21
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:07 am, Aug 21, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	100480740	1.10	1.75	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

September is the final month GRU will collect city stormwater and refuse container fees. If your billing cycle extends past Sept. 30, a prorated portion of September's charges may appear on your October bill.

Energy savings tip: Install occupancy sensors on lights in conference rooms and break rooms to save 45-60 percent on lighting costs in those rooms.

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SERVICE AGREEMENT: Use or consumption of services rendered by this City shall constitute an agreement by the consumer with the City to abide by the rules of the City with regards to its utility service, including, but not limited to prevailing ordinances and policies of this City and its departments.

RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-1853**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 53.49**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

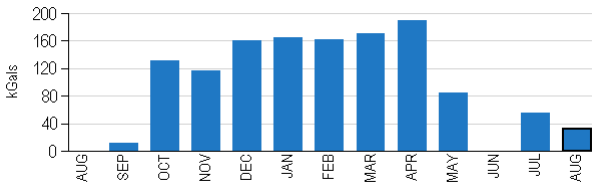
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056151853 00 000000000 000005349

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
100480740	07/14/2026	08/13/2026	ACTUAL	31	1384	1418	1.00000	34 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	34	$1.2600	$42.84
-- RECLAIMED WATER METER 1&1/2" S			
Total for Water and Wastewater Service Details			**$53.49**



Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

PAY YOUR GAINESVILLE REGIONAL UTILTIES BILL WITH CASH AT PARTICIPATING RETAILERS

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powered by KUBRA EZ-PAY

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7993660039900063716831993343l0

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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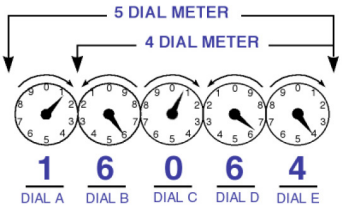
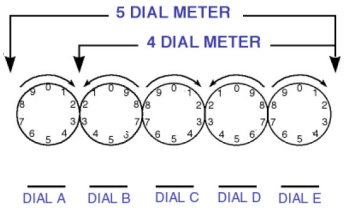
Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

Night depository payments will be posted the next business day if received after 3:30 p.m.

HOW TO READ YOUR METER

Read the dials from left to right (A-E). If the dial hand is between two numbers, use the lower number.





Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460016
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$18.21
Total Utility Charge	**$18.21**

TOTAL CURRENT MONTH CHARGES **$18.21**

PREVIOUS BILL ACTIVITY

Previous Balance	$18.21
Payment Amount (Date: 08/06/2026)	-$18.21
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:08 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$18.21
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$18.21**

DUE BY 09/11/2026

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	22055714	0.19	0.19	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-1954**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 18.21**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

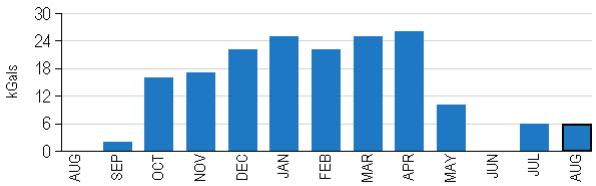
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056151954 00 000000000 000001821

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
22055714	07/14/2026	08/13/2026	ACTUAL	31	452	458	1.00000	6 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	6	$1.2600	$7.56
-- RECLAIMED WATER METER 1" T			
Total for Water and Wastewater Service Details			**$18.21**



Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

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7993660039900063716831993343 28

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

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HOW TO READ YOUR METER

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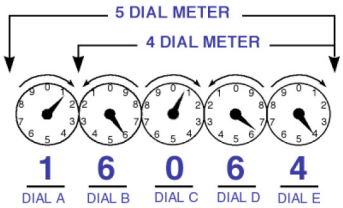

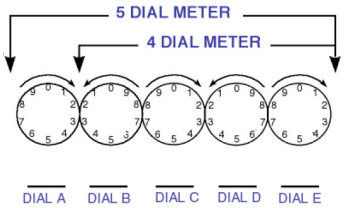

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account: **2000-5615-2156**
Bill Date: 08/21/2026

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460017
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$96.33
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$96.33** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$96.33
Total Utility Charge	**$96.33**
TOTAL CURRENT MONTH CHARGES	**$96.33**

PREVIOUS BILL ACTIVITY

Previous Balance	$140.43
Payment Amount (Date: 08/12/2026)	-$140.43
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:09 am, Aug 21, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	99441366	2.19	3.22	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-2156**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 96.33**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

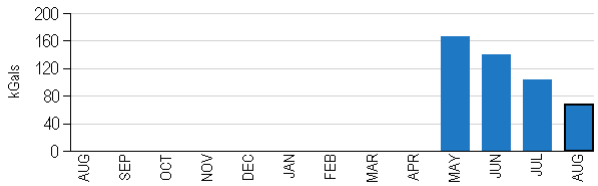
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056152156 00 000000000 000009633

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Meter Read Dates Present	Meter Read Type	Days of Service	Meter Readings Previous	Meter Readings Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
99441366	07/14/2026	08/13/2026	ACTUAL	31	409	477	1.00000	68 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	68	$1.2600	$85.68
-- RECLAIMED WATER METER 2" U			
Total for Water and Wastewater Service Details			**$96.33**



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799366003990006371683199334336

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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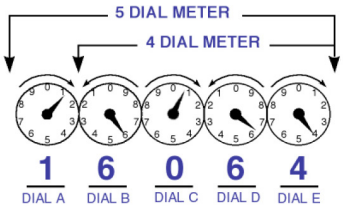

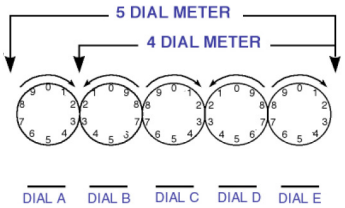

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460018
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$45.93
Total Utility Charge	**$45.93**

TOTAL CURRENT MONTH CHARGES **$45.93**

PREVIOUS BILL ACTIVITY

Previous Balance	$42.15
Payment Amount (Date: 08/06/2026)	-$42.15
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:10 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$45.93
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$45.93** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	101025384	0.90	0.78	1.79
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-2257**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 45.93**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

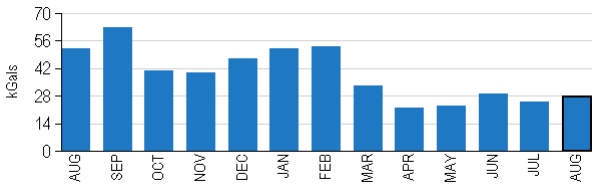
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056152257 00 000000000 000004593

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Meter Read Dates Present	Meter Read Type	Days of Service	Meter Readings Previous	Meter Readings Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
101025384	07/14/2026	08/13/2026	ACTUAL	31	149	177	1.00000	28 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	28	$1.2600	$35.28
-- RECLAIMED WATER METER 2" V			
Total for Water and Wastewater Service Details			**$45.93**



Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

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Payments are recognized immediately and are posted the same day.

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Bring this barcode with you to make a payment.

RETAILER INSTRUCTIONS:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.

For Customer Assistance, call (352) 334-3434.

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

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799366003990006371683199334237

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

Make checks payable to **GRU**; return stub and check to: P.O. Box 147051, Gainesville, FL 32614-7051. You may also pay your bill online, by phone at 352-393-6886 or at a convenient location in your neighborhood. Visit www.gru.com for details.

Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

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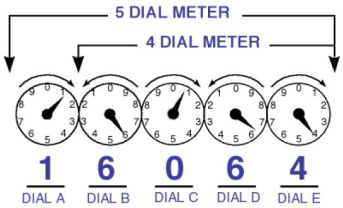
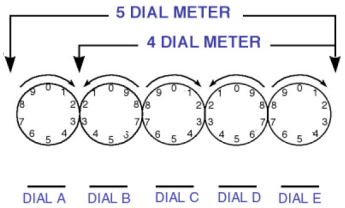
HOW TO READ YOUR METER

Read the dials from left to right (A-E). If the dial hand is between two numbers, use the lower number.





Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460019
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$10.65
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$10.65** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$10.65
Total Utility Charge	**$10.65**
TOTAL CURRENT MONTH CHARGES	**$10.65**

PREVIOUS BILL ACTIVITY

Previous Balance	$10.65
Payment Amount (Date: 08/06/2026)	-$10.65
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:11 am, Aug 21, 2026

MESSAGES

September is the final month GRU will collect city stormwater and refuse container fees. If your billing cycle extends past Sept. 30, a prorated portion of September's charges may appear on your October bill.

Energy savings tip: Install occupancy sensors on lights in conference rooms and break rooms to save 45-60 percent on lighting costs in those rooms.

Always know where electric, gas, water and telephone lines are buried to avoid injury or costly repairs. Call 811 before digging to have your utility lines marked with highly visible water-based paint or flags.

SERVICE AGREEMENT: Use or consumption of services rendered by this City shall constitute an agreement by the consumer with the City to abide by the rules of the City with regards to its utility service, including, but not limited to prevailing ordinances and policies of this City and its departments.

RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-2358**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 10.65**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056152358 00 000000000 000001065

WATER AND WASTEWATER SERVICE DETAILS

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	0	$0.0000	$0.00
Total for Water and Wastewater Service Details			**$10.65**

Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

PAY YOUR GAINESVILLE REGIONAL UTILTIES BILL WITH CASH AT PARTICIPATING RETAILERS

Payments are recognized immediately and are posted the same day.

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RETAILER INSTRUCTIONS:

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For Customer Assistance, call (352) 334-3434.

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7993660039900063716831993343 44

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

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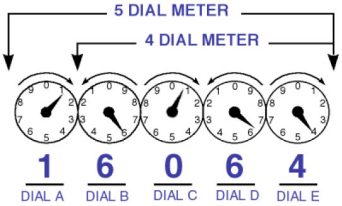

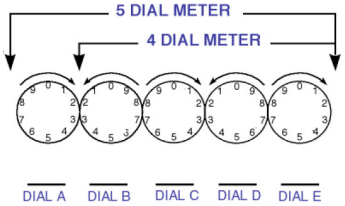

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

504000460020
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$10.65
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$10.65**

DUE BY 09/11/2026

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$10.65
Total Utility Charge	**$10.65**
TOTAL CURRENT MONTH CHARGES	**$10.65**

PREVIOUS BILL ACTIVITY

Previous Balance	$10.65
Payment Amount (Date: 08/06/2026)	-$10.65
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:13 am, Aug 21, 2026

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-6705**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 10.65**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056156705 00 000000000 000001065

WATER AND WASTEWATER SERVICE DETAILS

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	0	$0.0000	$0.00
Total for Water and Wastewater Service Details			**$10.65**

Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

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A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

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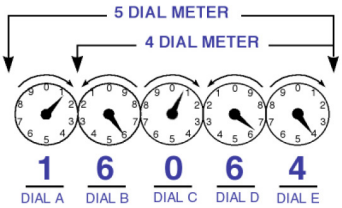

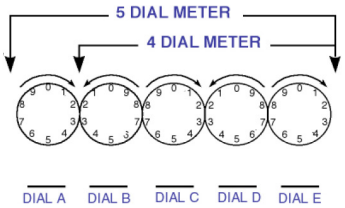

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
2761 SW 117TH ST RECLAIM
GAINESVILLE FL 32607

502000463323
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$40.09
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$40.09** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$32.07
Total Utility Charge	**$32.07**

TAXES AND SURCHARGES

Surcharges	$8.02
Total Taxes and Surcharges	**$8.02**

TOTAL CURRENT MONTH CHARGES **$40.09**

PREVIOUS BILL ACTIVITY

Previous Balance	$38.51
Payment Amount (Date: 08/06/2026)	-$38.51
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:20 am, Aug 21, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	22052413	0.55	0.53	1.14
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2500-0167-4044**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 40.09**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

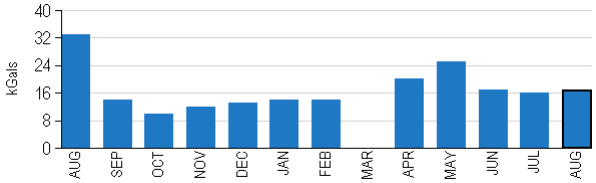
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

250001674044 00 000000000 000004009

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Meter Read Dates Present	Meter Read Type	Days of Service	Meter Readings Previous	Meter Readings Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
22052413	07/14/2026	08/13/2026	ACTUAL	31	224	241	1.00000	17 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	17	$1.2600	$21.42
WASTEWATER SURCHARGE			$8.02
-- RECLAIMED			
Total for Water and Wastewater Service Details			**$40.09**



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PAY WITH CASH

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powered by KUBRA EZ-PAY.

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799366003990006371683642902143

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

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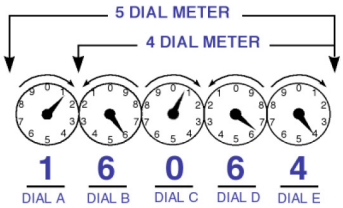

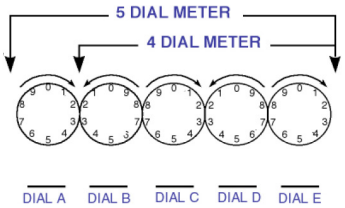

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
12057 SW 28TH AVE
GAINESVILLE FL 32608

502000463321
ROUTE: 141548
RESI

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$18.04
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$18.04** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$14.43
Total Utility Charge	**$14.43**

TAXES AND SURCHARGES

Surcharges	$3.61
Total Taxes and Surcharges	**$3.61**

TOTAL CURRENT MONTH CHARGES **$18.04**

PREVIOUS BILL ACTIVITY

Previous Balance	$16.46
Payment Amount (Date: 08/06/2026)	-$16.46
BALANCE FORWARD	**$0.00**

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	11225591	0.10	0.06	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

September is the final month GRU will collect city stormwater and refuse container fees. If your billing cycle extends past Sept. 30, a prorated portion of September's charges may appear on your October bill.

Visit gru.com to learn simple ways to save energy, water and money.ergy.

RECEIVED
By M. Magar at 10:18 am, Aug 21, 2026

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-8208-5916**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 18.04**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

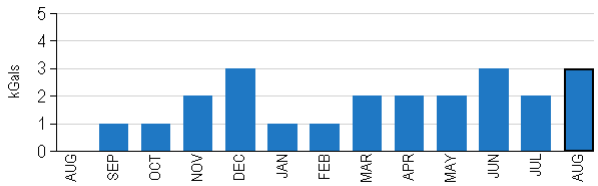
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200082085916 00 000000000 000001804

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
11225591	07/14/2026	08/13/2026	ACTUAL	31	120	123	1.00000	3 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	3	$1.2600	$3.78
WASTEWATER SURCHARGE			$3.61
-- RECLAIMED			
Total for Water and Wastewater Service Details			**$18.04**



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7993660039900063716836425179O9

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

Make checks payable to **GRU**; return stub and check to: P.O. Box 147051, Gainesville, FL 32614-7051. You may also pay your bill online, by phone at 352-393-6886 or at a convenient location in your neighborhood. Visit www.gru.com for details.

Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

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HOW TO READ YOUR METER

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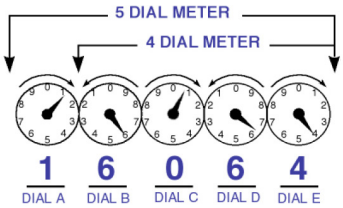

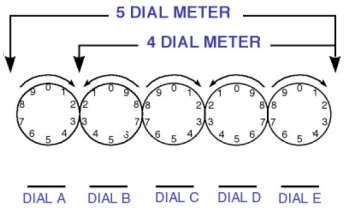

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11902 SW 31ST RD
GAINESVILLE FL 32608

502000463322
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$38.51
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$38.51** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$30.81
Total Utility Charge	**$30.81**

TAXES AND SURCHARGES

Surcharges	$7.70
Total Taxes and Surcharges	**$7.70**

TOTAL CURRENT MONTH CHARGES **$38.51**

PREVIOUS BILL ACTIVITY

Previous Balance	$41.66
Payment Amount (Date: 08/06/2026)	-$41.66
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:19 am, Aug 21, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	22055708	0.52	0.56	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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Energy savings tip: Install occupancy sensors on lights in conference rooms and break rooms to save 45-60 percent on lighting costs in those rooms.

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-8208-6017**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 38.51**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

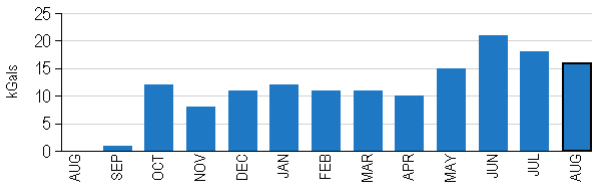
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200082086017 00 000000000 000003851

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
22055708	07/14/2026	08/13/2026	ACTUAL	31	361	377	1.00000	16 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	16	$1.2600	$20.16
WASTEWATER SURCHARGE			$7.70
-- 1" RECLAIMED			
Total for Water and Wastewater Service Details			**$38.51**



Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

PAY YOUR GAINESVILLE REGIONAL UTILTIES BILL WITH CASH AT PARTICIPATING RETAILERS

Payments are recognized immediately and are posted the same day.

powered by KUBRA EZ-PAY

Bring this barcode with you to make a payment.

RETAILER INSTRUCTIONS:

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2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.

For Customer Assistance, call (352) 334-3434.

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

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A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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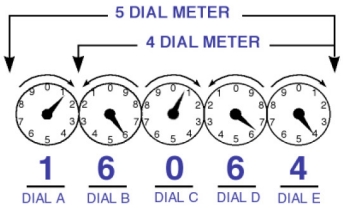

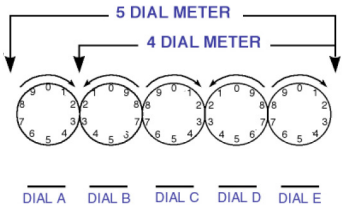

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11669 SW 24TH AVE
GAINESVILLE FL 32607

504000460000
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$53.49
Total Utility Charge	**$53.49**

TOTAL CURRENT MONTH CHARGES **$53.49**

PREVIOUS BILL ACTIVITY

Previous Balance	$90.03
Payment Amount (Date: 08/06/2026)	-$90.03
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 9:46 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$53.49
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$53.49** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	90600542	1.10	1.97	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5029-1134**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 53.49**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/11/2026.

PARKER ROAD COMMUNITY DEVELOPMENT
12051 CORPORATE BLVD
ORLANDO FL 32817-1450

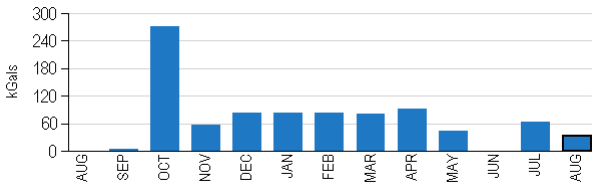
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200050291134 00 000000000 000005349

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
90600542	07/14/2026	08/13/2026	ACTUAL	31	3591	3625	1.00000	34 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	34	$1.2600	$42.84
-- E SIDE OF 117TH ST NEAR POND			
Total for Water and Wastewater Service Details			**$53.49**



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A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

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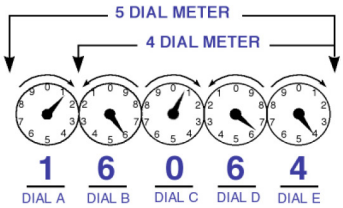

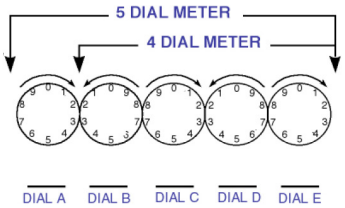

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11725 SW 24TH AVE
GAINESVILLE FL 32607

504000460001
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$67.35
Total Utility Charge	**$67.35**

TOTAL CURRENT MONTH CHARGES **$67.35**

PREVIOUS BILL ACTIVITY

Previous Balance	$90.03
Payment Amount (Date: 08/06/2026)	-$90.03
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 9:49 am, Aug 21, 2026

ACCOUNT SUMMARY

Current Month Charges:	$67.35
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$67.35** **DUE BY 09/11/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	100482933	1.45	1.97	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5029-1235**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 67.35**

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A bank draft will be processed on or after due date 09/11/2026.

PARKER ROAD COMMUNITY DEVELOPMENT
12051 CORPORATE BLVD
ORLANDO FL 32817-1450

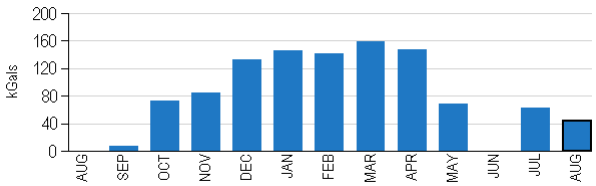
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200050291235 00 000000000 000006735

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
100482933	07/14/2026	08/13/2026	ACTUAL	31	1133	1178	1.00000	45 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	45	$1.2600	$56.70
-- W SIDE OF 117TH ST NEAR POND			
Total for Water and Wastewater Service Details			**$67.35**



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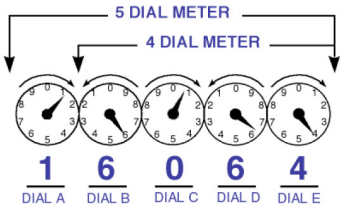
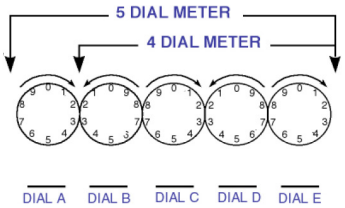




Date	Invoice Number
August 6, 2026	DM-08-2026-59
Payment Terms	Due Date
Upon Receipt	August 6, 2026

RECEIVED
By M. Magar at 9:30 am, Aug 17, 2026

Bill To:

Parker Road Community Development District
c/o PFM Management Services District Accounting Dept.
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
United States of America

Company Address:

PO Box 69751
Baltimore, MD 21264-9751
+1 (215) 5676100

Remittance Options:

Via Mail:

PFM Management Services LLC

PO Box 69751
Baltimore, MD 21264-9751
United States of America

RE: District Management Fee:Aug 2026

Professional Fees	$2,625.00
Total Amount Due	**$2,625.00**

Date	Invoice Number
August 7, 2026	OE-EXP-08-2026-40
Payment Terms	Due Date
Upon Receipt	August 7, 2026

RECEIVED
By M. Magar at 5:04 pm, Aug 17, 2026

Bill To:

Parker Road Community Development District
c/o PFM Management Services District Accounting Dept.
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
United States of America

Company Address:

PO Box 69751
Baltimore, MD 21264-9751
+1 (215) 5676100

Remittance Options:

Via Mail:

PFM Management Services LLC

PO Box 69751
Baltimore, MD 21264-9751
United States of America

RE: July 2026 Postage $521.04 Fed Ex $35.70

Expenses	$556.74
Total Amount Due	**$556.74**

PARKER ROAD
C O M M U N I T Y D E V E L O P M E N T D I S T R I C T

Payment Authorization 364
8/28/2026

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
AD-03896-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	71.00
AD-04888-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	62.00
AD-04890-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	79.00
AD-04891-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	65.00
AD-05050-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	44.00
AD-10543-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	101.00
AD-11145-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	44.00
AD-16208-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	43.00
AD-16234-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	44.00
AD-18493-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	54.00
AD-18495-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	45.00
AD-26296-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	43.00
AD-30796-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	54.00
AD-65734-082426	CLAY ELECTRIC COOPERATIVE (PARKE2)	08/24/2026	Parker Road CDD	3,744.00
AD-11212-082426	Gainesville Regional Utilities (PARKE2)	08/24/2026	Parker Road CDD	121.53
AD-22349-082526	Gainesville Regional Utilities (PARKE2)	08/25/2026	Parker Road CDD	737.67
AD-25111-082426	Gainesville Regional Utilities (PARKE2)	08/24/2026	Parker Road CDD	401.25
AD-49833-082526	Gainesville Regional Utilities (PARKE2)	08/25/2026	Parker Road CDD	319.35
AD-51348-082526	Gainesville Regional Utilities (PARKE2)	08/25/2026	Parker Road CDD	209.73
AD-57890-082426	Gainesville Regional Utilities (PARKE2)	08/24/2026	Parker Road CDD	818.31
AD-74448-082426	Gainesville Regional Utilities (PARKE2)	08/24/2026	Parker Road CDD	512.59
AD-74549-082426	Gainesville Regional Utilities (PARKE2)	08/24/2026	Parker Road CDD	323.59
AD-74751-082426	Gainesville Regional Utilities (PARKE2)	08/24/2026	Parker Road CDD	284.21
			Total:	**8,221.23**

Vivian Carvalho
Secretary / Assistant Secretary

Tara Ezzell
Chairman / Vice Chairman

NNNN

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name	PARKER ROAD CDD
Account #	8903896
Trustee District:	04
Statement Date:	**08/24/2026**
Current Bill Due Date:	**09/14/2026**
Previous Balance	$67.00
Payment Received 08/13/26	-$67.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$71.00**

Important Messages

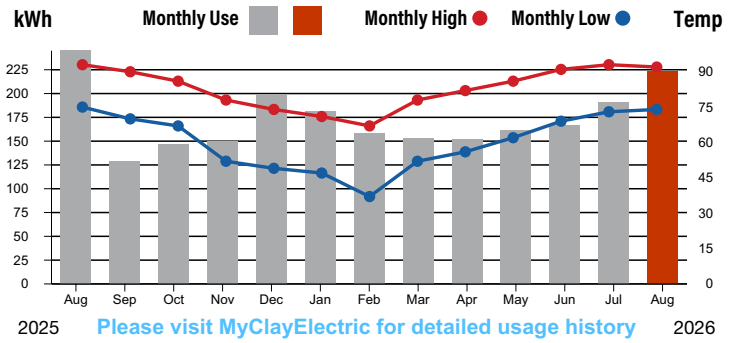
Know an adult who's in school or returning to college? Our Back to Your Future scholarship is open to any student/applicant, age 22 or over, whose residence is served by Clay Electric and who meets certain requirements.
Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due
$71.00
Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 11731 SW 24TH AVE

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154563604	07/19/26	08/19/26	16351	16574	1	223



Please visit MyClayElectric for detailed usage history

Current Service Detail

Access Charge		$37.00
Energy Charge	223 kWh @ 0.0843	$18.80
Power Cost Adjustment	223 kWh @ 0.0360	$8.03
FLA Gross Receipts Tax		$1.64
Alachua County Public Ser Tax		$5.52
Operation Round Up		$0.01
Total Current Charges for this Location		**$71.00**

This Month	Last Month	This Month Last Year	Avg Daily High
223 kWh 31 days Avg kWh 7	191 kWh 31 days Avg kWh 6	245 kWh 31 days Avg kWh 8	92°F

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By accepting service from Clay Electric, you acknowledge that you have reviewed and accepted all of Clay Electric's Bylaws, Board policies and standards of service and agree to abide by them
Billings not paid in full will incur a late charge of $5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

Clay Electric Cooperative, Inc.
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PO Box 308
Keystone Heights, FL 32656-0308

Account Number	**8903896**
Current Charges Due 09/14/26	**$71.00**
Bank Draft scheduled for 09/14/26	**$71.00**

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

CLAY ELECTRIC COOPERATIVE
PO BOX 308
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16

4 3192

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-0000

08903896 0000071005

Clay Electric Cooperative, Inc.
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CONTACT US
Phone: 800-224-4917
Web: ClayElectric.com
Mailing: PO Box 308
Keystone Heights, FL 32656

Download the MyClayElectric app to:

- Report outdoor light problems
- View & print statements
- Monitor energy use
- Sign up for text messages
- Update your contact information

Power out? Follow these steps:

- Check your fuses & breakers to ensure the problem is not within your electrical system
- If the outage is not within your system, please call 855-939-3840 or use the MyClayElectric app
- Stay away from downed power lines





DEFINITIONS:

Access Charge: The Access Charge recovers some of the fixed costs that come directly from serving an individual member, regardless of how much electricity is used. These costs include the cost of the meter, wire and other equipment used to deliver electricity to the home or business, as well as meter reading technology and billing expenses. All utilities have some type of an access charge.

Power Cost Adjustment: The Power Cost Adjustment reflects the increases/decreases in the co-op's cost of power purchased wholesale from Seminole Electric Cooperative. The fluctuation in the Power Cost Adjustment is largely caused by changes in the cost of fuel for generation.

Operation Round Up: Operation Round Up is a program to generate and collect voluntary donations that are used to benefit organizations in Clay Electric's service area for the purpose of improving the quality of life of our members and their communities.

Auto Pay
Free recurring payments from checking/savings or from a credit/debit card. Enroll at ClayElectric.com.

By Phone
Free with checking/ savings account, or credit/debit card. Call (855) 939-3840.

Online
Free with checking/savings account, or credit/debit card. Visit ClayElectric.com.

Pay Stations
$1.50 service fee** cash payments only. Visit ClayElectric.com for a list of authorized pay stations.

Mail
Mail check or money order to:
Clay Electric Cooperative
P.O. Box 308
Keystone Heights, FL 32656

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Member Name	**PARKER ROAD CDD**
Account #	**9104888**
Trustee District:	**04**
Statement Date:	**08/24/2026**
Current Bill Due Date:	**09/14/2026**

Previous Balance	$62.00
Payment Received 08/13/26	-$62.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$62.00**

Important Messages

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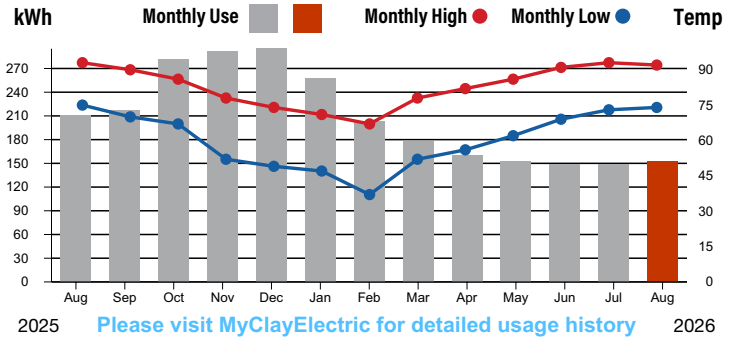
Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due
$62.00
Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 3727 SW 122ND ST

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154558371	07/19/26	08/19/26	29447	29599	1	152



Current Service Detail

Access Charge		$37.00
Energy Charge	152 kWh @ 0.0843	$12.81
Power Cost Adjustment	152 kWh @ 0.0360	$5.47
FLA Gross Receipts Tax		$1.41
Alachua County Public Ser Tax		$4.94
Operation Round Up		$0.37
Total Current Charges for this Location		**$62.00**

This Month	Last Month	This Month Last Year	Avg Daily High
152 kWh 31 days Avg kWh 5	149 kWh 31 days Avg kWh 5	211 kWh 31 days Avg kWh 7	92°F

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Clay Electric Cooperative, Inc.
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Account Number	**9104888**
Current Charges Due 09/14/26	**$62.00**
Bank Draft scheduled for 09/14/26	**$62.00**

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Keystone Heights, FL 32656-0308

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PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-0000

09104888 0000062008

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CONTACT US
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Web: ClayElectric.com
Mailing: PO Box 308
Keystone Heights, FL 32656

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- View & print statements
- Monitor energy use
- Sign up for text messages
- Update your contact information

Power out? Follow these steps:

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- Stay away from downed power lines





DEFINITIONS:

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Auto Pay
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By Phone
Free with checking/ savings account, or credit/debit card. Call (855) 939-3840.

Online
Free with checking/savings account, or credit/debit card. Visit ClayElectric.com.

Pay Stations
$1.50 service fee** cash payments only. Visit ClayElectric.com for a list of authorized pay stations.

Mail
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Keystone Heights, FL 32656

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Member Name	PARKER ROAD CDD
Account #	9104890
Trustee District:	04
Statement Date:	08/24/2026
Current Bill Due Date:	09/14/2026
Previous Balance	$79.00
Payment Received 08/13/26	-$79.00
Balance Forward	$0.00
Current Charges Due 09/14/26	$79.00

Important Messages

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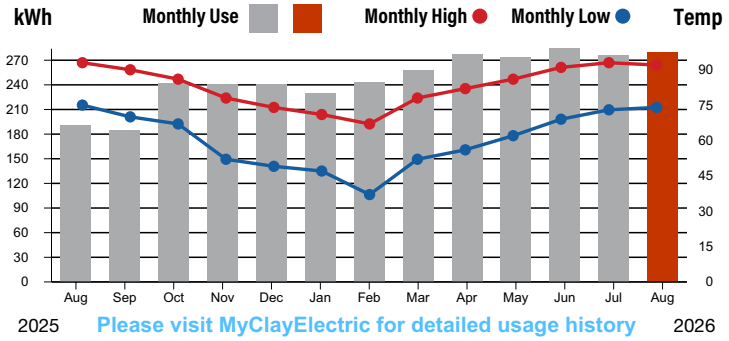
Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due
$79.00
Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 3727 SW 122ND ST

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154581240	07/19/26	08/19/26	36093	36372	1	279



2025 Please visit MyClayElectric for detailed usage history 2026

Current Service Detail

Access Charge		$37.00
Energy Charge	279 kWh @ 0.0843	$23.52
Power Cost Adjustment	279 kWh @ 0.0360	$10.04
FLA Gross Receipts Tax		$1.80
Alachua County Public Ser Tax		$5.97
Operation Round Up		$0.67
Total Current Charges for this Location		**$79.00**

This Month	Last Month	This Month Last Year	Avg Daily High
279 kWh 31 days Avg kWh 9	276 kWh 31 days Avg kWh 9	191 kWh 31 days Avg kWh 6	92°F

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Billings not paid in full will incur a late charge of $5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

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Account Number	9104890
Current Charges Due 09/14/26	$79.00
Bank Draft scheduled for 09/14/26	$79.00

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4 3198

PARKER ROAD CDD
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ORLANDO FL 32817-0000

09104890 0000079008

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Web: ClayElectric.com
Mailing: PO Box 308
Keystone Heights, FL 32656

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- Report outdoor light problems
- View & print statements
- Monitor energy use
- Sign up for text messages
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Power out? Follow these steps:

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- If the outage is not within your system, please call 855-939-3840 or use the MyClayElectric app
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DEFINITIONS:

Access Charge: The Access Charge recovers some of the fixed costs that come directly from serving an individual member, regardless of how much electricity is used. These costs include the cost of the meter, wire and other equipment used to deliver electricity to the home or business, as well as meter reading technology and billing expenses. All utilities have some type of an access charge.

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Auto Pay
Free recurring payments from checking/savings or from a credit/debit card. Enroll at ClayElectric.com.

By Phone
Free with checking/ savings account, or credit/debit card. Call (855) 939-3840.

Online
Free with checking/savings account, or credit/debit card. Visit ClayElectric.com.

Pay Stations
$1.50 service fee** cash payments only. Visit ClayElectric.com for a list of authorized pay stations.

Mail
Mail check or money order to:
Clay Electric Cooperative
P.O. Box 308
Keystone Heights, FL 32656

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Toll Free: (800)-224-4917

Member Name	PARKER ROAD CDD
Account #	9104891
Trustee District:	04
Statement Date:	**08/24/2026**
Current Bill Due Date:	**09/14/2026**
Previous Balance	$66.00
Payment Received 08/13/26	-$66.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$65.00**

Important Messages

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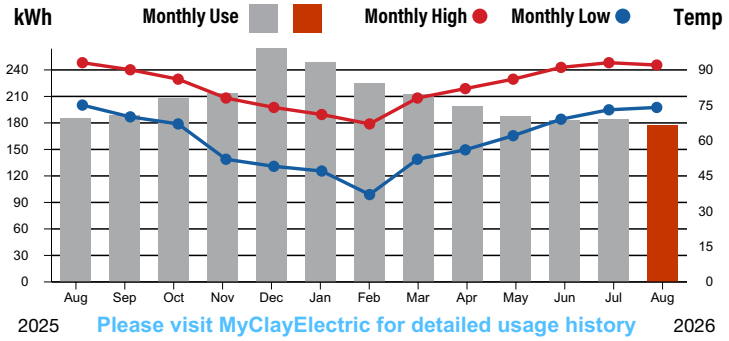
Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due
$65.00
Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 3727 SW 122ND ST

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	156205783	07/19/26	08/19/26	24751	24928	1	177



Please visit MyClayElectric for detailed usage history

Current Service Detail

Access Charge		$37.00
Energy Charge	177 kWh @ 0.0843	$14.92
Power Cost Adjustment	177 kWh @ 0.0360	$6.37
FLA Gross Receipts Tax		$1.50
Alachua County Public Ser Tax		$5.14
Operation Round Up		$0.07
Total Current Charges for this Location		**$65.00**

This Month	Last Month	This Month Last Year	Avg Daily High
177 kWh 31 days Avg kWh 6	184 kWh 31 days Avg kWh 6	185 kWh 31 days Avg kWh 6	92°F

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Billings not paid in full will incur a late charge of $5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

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Keystone Heights, FL 32656-0308

Account Number	**9104891**
Current Charges Due 09/14/26	**$65.00**
Bank Draft scheduled for 09/14/26	**$65.00**

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

CLAY ELECTRIC COOPERATIVE
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4 3199

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-0000

09104891 0000065006

Clay Electric Cooperative, Inc.
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CONTACT US
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Web: ClayElectric.com
Mailing: PO Box 308
Keystone Heights, FL 32656

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- Report outdoor light problems
- View & print statements
- Monitor energy use
- Sign up for text messages
- Update your contact information

Power out? Follow these steps:

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DEFINITIONS:

Access Charge: The Access Charge recovers some of the fixed costs that come directly from serving an individual member, regardless of how much electricity is used. These costs include the cost of the meter, wire and other equipment used to deliver electricity to the home or business, as well as meter reading technology and billing expenses. All utilities have some type of an access charge.

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Operation Round Up: Operation Round Up is a program to generate and collect voluntary donations that are used to benefit organizations in Clay Electric's service area for the purpose of improving the quality of life of our members and their communities.

Auto Pay
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By Phone
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Online
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Pay Stations
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Member Name	PARKER ROAD CDD
Account #	9105050
Trustee District:	04
Statement Date:	08/24/2026
Current Bill Due Date:	09/14/2026

Previous Balance	$44.00
Payment Received 08/13/26	-$44.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$44.00**

Important Messages

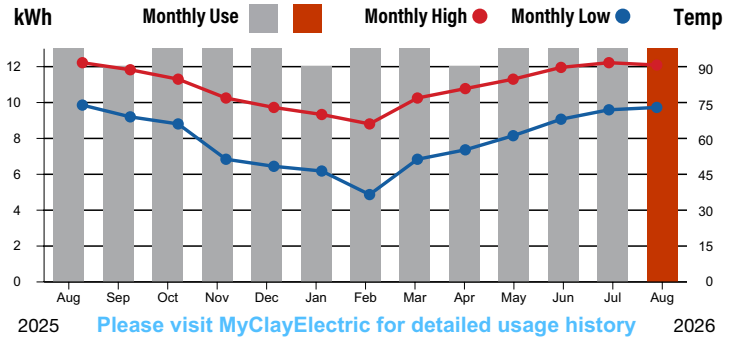
Know an adult who's in school or returning to college? Our Back to Your Future scholarship is open to any student/applicant, age 22 or over, whose residence is served by Clay Electric and who meets certain requirements.
Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due
$44.00
Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 12057 SW 28TH AVE

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	156201891	07/19/26	08/19/26	861	874	1	13



Please visit MyClayElectric for detailed usage history

Current Service Detail

Access Charge		$37.00
Energy Charge	13 kWh @ 0.0843	$1.10
Power Cost Adjustment	13 kWh @ 0.0360	$0.47
FLA Gross Receipts Tax		$0.98
Alachua County Public Ser Tax		$3.81
Operation Round Up		$0.64
Total Current Charges for this Location		**$44.00**

This Month	Last Month	This Month Last Year	Avg Daily High
13 kWh 31 days Avg kWh 0	13 kWh 31 days Avg kWh 0	13 kWh 31 days Avg kWh 0	92°F

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Account Number	**9105050**
Current Charges Due 09/14/26	**$44.00**
Bank Draft scheduled for 09/14/26	**$44.00**

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ORLANDO FL 32817-0000

09105050 0000044005

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Member Name	PARKER ROAD CDD
Account #	8910543
Trustee District:	04
Statement Date:	08/24/2026
Current Bill Due Date:	09/14/2026

Previous Balance	$99.00
Payment Received 08/13/26	-$99.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$101.00**

Important Messages

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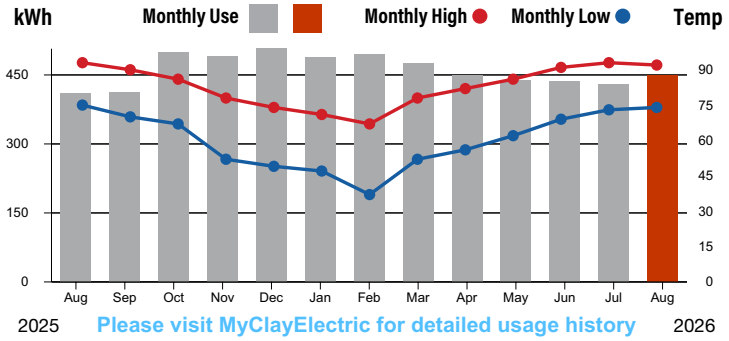
Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due
$101.00
Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 2789 SW 117TH ST

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154563602	07/19/26	08/19/26	63621	64071	1	450



2025 Please visit MyClayElectric for detailed usage history 2026

Current Service Detail

Access Charge		$37.00
Energy Charge	450 kWh @ 0.0843	$37.94
Power Cost Adjustment	450 kWh @ 0.0360	$16.20
FLA Gross Receipts Tax		$2.34
Alachua County Public Ser Tax		$7.36
Operation Round Up		$0.16
Total Current Charges for this Location		**$101.00**

This Month	Last Month	This Month Last Year	Avg Daily High
450 kWh 31 days Avg kWh 15	429 kWh 31 days Avg kWh 14	409 kWh 31 days Avg kWh 13	92°F

KEEP
SEND

By accepting service from Clay Electric, you acknowledge that you have reviewed and accepted all of Clay Electric's Bylaws, Board policies and standards of service and agree to abide by them
Billings not paid in full will incur a late charge of $5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

Account Number	8910543
Current Charges Due 09/14/26	$101.00
Bank Draft scheduled for 09/14/26	$101.00

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

CLAY ELECTRIC COOPERATIVE
PO BOX 308
KEYSTONE HEIGHTS, FL 32656-0308

16

4 3193

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-0000

08910543 0000101002

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

CONTACT US
Phone: 800-224-4917
Web: ClayElectric.com
Mailing: PO Box 308
Keystone Heights, FL 32656

Download the MyClayElectric app to:

- Report outdoor light problems
- View & print statements
- Monitor energy use
- Sign up for text messages
- Update your contact information

Power out? Follow these steps:

- Check your fuses & breakers to ensure the problem is not within your electrical system
- If the outage is not within your system, please call 855-939-3840 or use the MyClayElectric app
- Stay away from downed power lines





DEFINITIONS:

Access Charge: The Access Charge recovers some of the fixed costs that come directly from serving an individual member, regardless of how much electricity is used. These costs include the cost of the meter, wire and other equipment used to deliver electricity to the home or business, as well as meter reading technology and billing expenses. All utilities have some type of an access charge.

Power Cost Adjustment: The Power Cost Adjustment reflects the increases/decreases in the co-op's cost of power purchased wholesale from Seminole Electric Cooperative. The fluctuation in the Power Cost Adjustment is largely caused by changes in the cost of fuel for generation.

Operation Round Up: Operation Round Up is a program to generate and collect voluntary donations that are used to benefit organizations in Clay Electric's service area for the purpose of improving the quality of life of our members and their communities.

Auto Pay
Free recurring payments from checking/savings or from a credit/debit card. Enroll at ClayElectric.com.

By Phone
Free with checking/ savings account, or credit/debit card. Call (855) 939-3840.

Online
Free with checking/savings account, or credit/debit card. Visit ClayElectric.com.

Pay Stations
$1.50 service fee** cash payments only. Visit ClayElectric.com for a list of authorized pay stations.

Mail
Mail check or money order to:
Clay Electric Cooperative
P.O. Box 308
Keystone Heights, FL 32656

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Clay Electric Cooperative, Inc.
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Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name	PARKER ROAD CDD
Account #	8911145
Trustee District:	04
Statement Date:	08/24/2026
Current Bill Due Date:	09/14/2026

Previous Balance	$44.00
Payment Received 08/13/26	-$44.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$44.00**

Important Messages

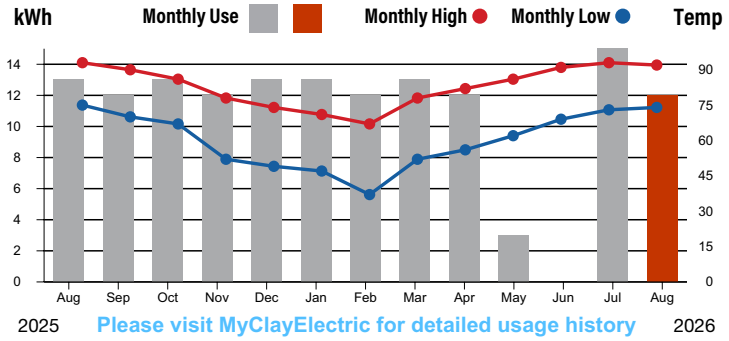
Know an adult who's in school or returning to college? Our Back to Your Future scholarship is open to any student/applicant, age 22 or over, whose residence is served by Clay Electric and who meets certain requirements.
Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due
$44.00
Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 2788 SW 117TH ST

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154563544	07/19/26	08/19/26	938	950	1	12



Please visit MyClayElectric for detailed usage history

Current Service Detail

Access Charge		$37.00
Energy Charge	12 kWh @ 0.0843	$1.01
Power Cost Adjustment	12 kWh @ 0.0360	$0.43
FLA Gross Receipts Tax		$0.98
Alachua County Public Ser Tax		$3.80
Operation Round Up		$0.78
Total Current Charges for this Location		**$44.00**

This Month	Last Month	This Month Last Year	Avg Daily High
12 kWh 31 days Avg kWh 0	15 kWh 31 days Avg kWh 0	13 kWh 31 days Avg kWh 0	92°F

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Keystone Heights, FL 32656-0308

Account Number	**8911145**
Current Charges Due 09/14/26	**$44.00**
Bank Draft scheduled for 09/14/26	**$44.00**

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

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CLAY ELECTRIC COOPERATIVE
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4 3194

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-0000

08911145 0000044004

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

CONTACT US
Phone: 800-224-4917
Web: ClayElectric.com
Mailing: PO Box 308
Keystone Heights, FL 32656

Download the MyClayElectric app to:

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- View & print statements
- Monitor energy use
- Sign up for text messages
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Power out? Follow these steps:

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- If the outage is not within your system, please call 855-939-3840 or use the MyClayElectric app
- Stay away from downed power lines





DEFINITIONS:

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By Phone
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Online
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Pay Stations
$1.50 service fee** cash payments only. Visit ClayElectric.com for a list of authorized pay stations.

Mail
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P.O. Box 308
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Member Name	PARKER ROAD CDD
Account #	9116208
Trustee District:	04
Statement Date:	08/24/2026
Current Bill Due Date:	09/14/2026

Previous Balance	$44.00
Payment Received 08/13/26	-$44.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$43.00**

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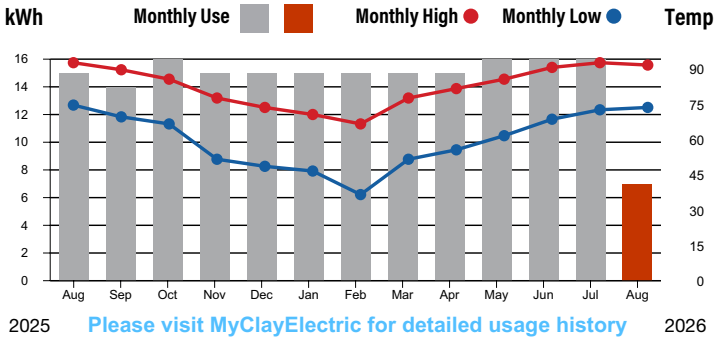
AutoPay Amount Due
$43.00
Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 3793 SW 109TH WAY

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152053761	07/19/26	08/19/26	955	962	1	7



2025 Please visit MyClayElectric for detailed usage history 2026

This Month	Last Month	This Month Last Year	Avg Daily High
7 kWh 31 days Avg kWh 0	16 kWh 31 days Avg kWh 1	15 kWh 31 days Avg kWh 0	92°F

Current Service Detail

Access Charge		$37.00
Energy Charge	7 kWh @ 0.0843	$0.59
Power Cost Adjustment	7 kWh @ 0.0360	$0.25
FLA Gross Receipts Tax		$0.97
Alachua County Public Ser Tax		$3.76
Operation Round Up		$0.43
Total Current Charges for this Location		**$43.00**

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Account Number	**9116208**
Current Charges Due 09/14/26	**$43.00**
Bank Draft scheduled for 09/14/26	**$43.00**

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4 3201

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-0000

09116208 0000043005

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Mailing: PO Box 308
Keystone Heights, FL 32656

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- View & print statements
- Monitor energy use
- Sign up for text messages
- Update your contact information

Power out? Follow these steps:

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Toll Free: (800)-224-4917

Member Name	PARKER ROAD CDD
Account #	9116234
Trustee District:	04
Statement Date:	**08/24/2026**
Current Bill Due Date:	**09/14/2026**
Previous Balance	$44.00
Payment Received 08/13/26	-$44.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$44.00**

Important Messages

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Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due

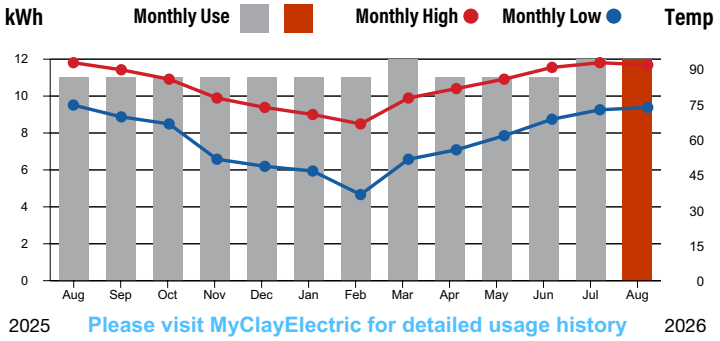
$44.00

Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 10692 SW 34TH RD

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	152055573	07/19/26	08/19/26	671	683	1	12



Current Service Detail

Access Charge		$37.00
Energy Charge	12 kWh @ 0.0843	$1.01
Power Cost Adjustment	12 kWh @ 0.0360	$0.43
FLA Gross Receipts Tax		$0.98
Alachua County Public Ser Tax		$3.80
Operation Round Up		$0.78
Total Current Charges for this Location		**$44.00**

This Month	Last Month	This Month Last Year	Avg Daily High
12 kWh 31 days Avg kWh 0	12 kWh 31 days Avg kWh 0	11 kWh 31 days Avg kWh 0	92°F

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Clay Electric Cooperative, Inc.

A Touchstone Energy® Cooperative

Account Number	**9116234**
Current Charges Due 09/14/26	**$44.00**
Bank Draft scheduled for 09/14/26	**$44.00**

PO Box 308
Keystone Heights, FL 32656-0308

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

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PO BOX 308 16
KEYSTONE HEIGHTS, FL 32656-0308

4 3202

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-0000

09116234 0000044001

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

CONTACT US
Phone: 800-224-4917
Web: ClayElectric.com
Mailing: PO Box 308
Keystone Heights, FL 32656

Download the MyClayElectric app to:

- Report outdoor light problems
- View & print statements
- Monitor energy use
- Sign up for text messages
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Power out? Follow these steps:

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Auto Pay
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By Phone
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P.O. Box 308
Keystone Heights, FL 32656

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Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name	PARKER ROAD CDD
Account #	9118493
Trustee District:	04
Statement Date:	08/24/2026
Current Bill Due Date:	09/14/2026

Previous Balance	$54.00
Payment Received 08/13/26	-$54.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$54.00**

Important Messages

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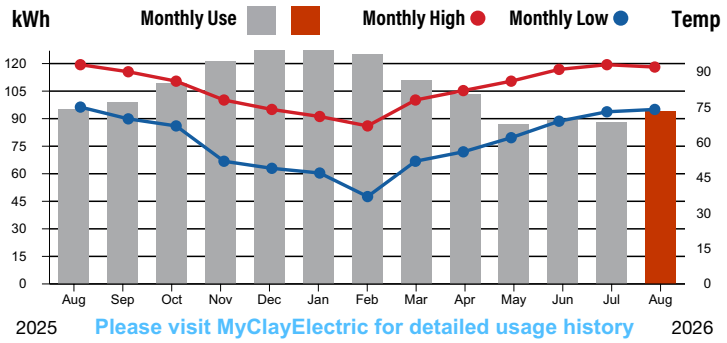
Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due
$54.00
Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 3187 SW 117TH TER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154532677	07/19/26	08/19/26	16872	16966	1	94



Please visit MyClayElectric for detailed usage history

Current Service Detail

Access Charge		$37.00
Energy Charge	94 kWh @ 0.0843	$7.92
Power Cost Adjustment	94 kWh @ 0.0360	$3.38
FLA Gross Receipts Tax		$1.24
Alachua County Public Ser Tax		$4.46
Total Current Charges for this Location		**$54.00**

This Month	Last Month	This Month Last Year	Avg Daily High
94 kWh 31 days Avg kWh 3	88 kWh 31 days Avg kWh 3	95 kWh 31 days Avg kWh 3	92°F

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Clay Electric Cooperative, Inc.
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Keystone Heights, FL 32656-0308

Account Number	**9118493**
Current Charges Due 09/14/26	**$54.00**
Bank Draft scheduled for 09/14/26	**$54.00**

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ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

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4 3203

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-0000

09118493 0000054002

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

CONTACT US
Phone: 800-224-4917
Web: ClayElectric.com
Mailing: PO Box 308
Keystone Heights, FL 32656

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Toll Free: (800)-224-4917

Member Name	PARKER ROAD CDD
Account #	9118495
Trustee District:	04
Statement Date:	08/24/2026
Current Bill Due Date:	09/14/2026

Previous Balance	$45.00
Payment Received 08/13/26	-$45.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$45.00**

Important Messages

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Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due

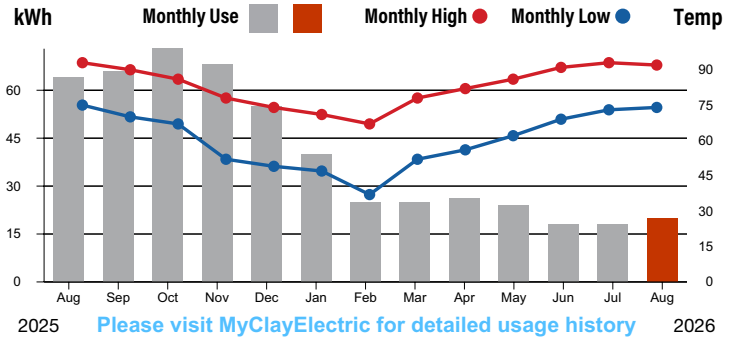
$45.00

Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 3392 SW 115TH TER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154539165	07/19/26	08/19/26	7624	7644	1	20



Please visit MyClayElectric for detailed usage history

Current Service Detail

Access Charge		$37.00
Energy Charge	20 kWh @ 0.0843	$1.69
Power Cost Adjustment	20 kWh @ 0.0360	$0.72
FLA Gross Receipts Tax		$1.01
Alachua County Public Ser Tax		$3.86
Operation Round Up		$0.72
Total Current Charges for this Location		**$45.00**

This Month	Last Month	This Month Last Year	Avg Daily High
20 kWh 31 days Avg kWh 1	18 kWh 31 days Avg kWh 1	64 kWh 31 days Avg kWh 2	92°F

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Clay Electric Cooperative, Inc.
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Account Number	**9118495**
Current Charges Due 09/14/26	**$45.00**
Bank Draft scheduled for 09/14/26	**$45.00**

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ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

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ORLANDO FL 32817-0000

09118495 0000045008

Clay Electric Cooperative, Inc.
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Online
Free with checking/savings account, or credit/debit card. Visit ClayElectric.com.

Pay Stations
$1.50 service fee** cash payments only. Visit ClayElectric.com for a list of authorized pay stations.

Mail
Mail check or money order to:
Clay Electric Cooperative
P.O. Box 308
Keystone Heights, FL 32656

NNNN

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name	PARKER ROAD CDD
Account #	9126296
Trustee District:	04
Statement Date:	**08/24/2026**
Current Bill Due Date:	**09/14/2026**
Previous Balance	$43.00
Payment Received 08/13/26	-$43.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$43.00**

Important Messages

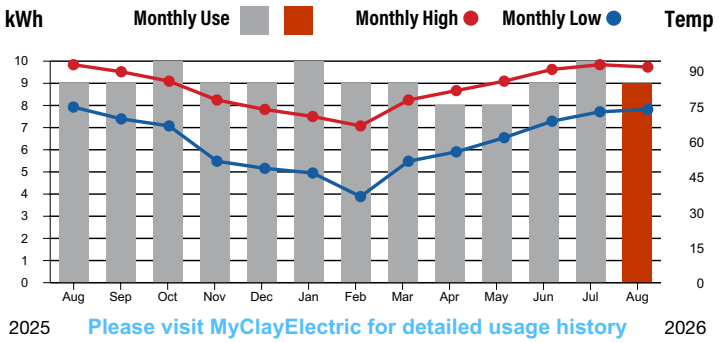
Know an adult who's in school or returning to college? Our Back to Your Future scholarship is open to any student/applicant, age 22 or over, whose residence is served by Clay Electric and who meets certain requirements.
Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due
$43.00
Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 3830 SW 120TH DR

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	159875727	07/19/26	08/19/26	560	569	1	9



Please visit MyClayElectric for detailed usage history

Current Service Detail

Access Charge		$37.00
Energy Charge	9 kWh @ 0.0843	$0.76
Power Cost Adjustment	9 kWh @ 0.0360	$0.32
FLA Gross Receipts Tax		$0.97
Alachua County Public Ser Tax		$3.77
Operation Round Up		$0.18
Total Current Charges for this Location		**$43.00**

This Month	Last Month	This Month Last Year	Avg Daily High
9 kWh 31 days Avg kWh 0	10 kWh 31 days Avg kWh 0	9 kWh 31 days Avg kWh 0	92°F

KEEP
SEND

By accepting service from Clay Electric, you acknowledge that you have reviewed and accepted all of Clay Electric's Bylaws, Board policies and standards of service and agree to abide by them
Billings not paid in full will incur a late charge of $5.00 or 5% of the delinquent amount (whichever is greater) that will be added to your account.

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

PO Box 308
Keystone Heights, FL 32656-0308

Account Number	**9126296**
Current Charges Due 09/14/26	**$43.00**
Bank Draft scheduled for 09/14/26	**$43.00**

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

CLAY ELECTRIC COOPERATIVE
PO BOX 308 16
KEYSTONE HEIGHTS, FL 32656-0308

4 3205

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-0000

09126296 0000043007

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

CONTACT US
Phone: 800-224-4917
Web: ClayElectric.com
Mailing: PO Box 308
Keystone Heights, FL 32656

Download the MyClayElectric app to:

- Report outdoor light problems
- View & print statements
- Monitor energy use
- Sign up for text messages
- Update your contact information

Power out? Follow these steps:

- Check your fuses & breakers to ensure the problem is not within your electrical system
- If the outage is not within your system, please call 855-939-3840 or use the MyClayElectric app
- Stay away from downed power lines





DEFINITIONS:

Access Charge: The Access Charge recovers some of the fixed costs that come directly from serving an individual member, regardless of how much electricity is used. These costs include the cost of the meter, wire and other equipment used to deliver electricity to the home or business, as well as meter reading technology and billing expenses. All utilities have some type of an access charge.

Power Cost Adjustment: The Power Cost Adjustment reflects the increases/decreases in the co-op's cost of power purchased wholesale from Seminole Electric Cooperative. The fluctuation in the Power Cost Adjustment is largely caused by changes in the cost of fuel for generation.

Operation Round Up: Operation Round Up is a program to generate and collect voluntary donations that are used to benefit organizations in Clay Electric's service area for the purpose of improving the quality of life of our members and their communities.

Auto Pay
Free recurring payments from checking/savings or from a credit/debit card. Enroll at ClayElectric.com.

By Phone
Free with checking/ savings account, or credit/debit card. Call (855) 939-3840.

Online
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Pay Stations
$1.50 service fee** cash payments only. Visit ClayElectric.com for a list of authorized pay stations.

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Keystone Heights, FL 32656

NNNN

Clay Electric Cooperative, Inc.
A Touchstone Energy® Cooperative

Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name	PARKER ROAD CDD
Account #	8930796
Trustee District:	04
Statement Date:	**08/24/2026**
Current Bill Due Date:	**09/14/2026**
Previous Balance	$53.00
Payment Received 08/13/26	-$53.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$54.00**

Important Messages

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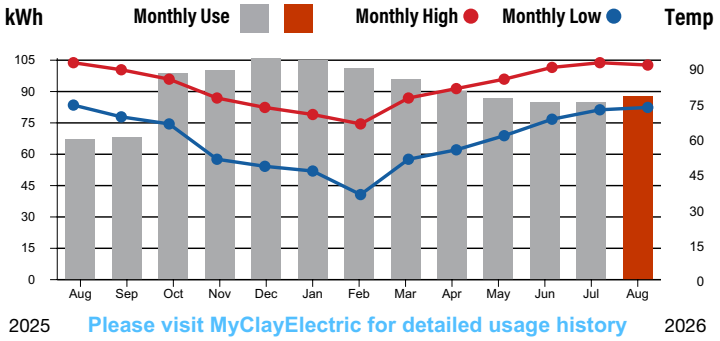
Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due
$54.00
Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 3319 SW 115TH TER

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE-NON DEMAND	154565544	07/19/26	08/19/26	10820	10908	1	88



Please visit MyClayElectric for detailed usage history

Current Service Detail

Access Charge		$37.00
Energy Charge	88 kWh @ 0.0843	$7.42
Power Cost Adjustment	88 kWh @ 0.0360	$3.17
FLA Gross Receipts Tax		$1.22
Alachua County Public Ser Tax		$4.42
Operation Round Up		$0.77
Total Current Charges for this Location		**$54.00**

This Month	Last Month	This Month Last Year	Avg Daily High
88 kWh 31 days Avg kWh 3	85 kWh 31 days Avg kWh 3	67 kWh 31 days Avg kWh 2	92°F

KEEP
SEND

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Clay Electric Cooperative, Inc.
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PO Box 308
Keystone Heights, FL 32656-0308

Account Number	**8930796**
Current Charges Due 09/14/26	**$54.00**
Bank Draft scheduled for 09/14/26	**$54.00**

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

CLAY ELECTRIC COOPERATIVE
PO BOX 308
KEYSTONE HEIGHTS, FL 32656-0308

16

4 3195

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-0000

08930796 0000054005

Clay Electric Cooperative, Inc.
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CONTACT US
Phone: 800-224-4917
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Mailing: PO Box 308
Keystone Heights, FL 32656

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- Monitor energy use
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- Update your contact information

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Visit us online at ClayElectric.com
Toll Free: (800)-224-4917

Member Name	PARKER ROAD CDD
Account #	8965734
Trustee District:	04
Statement Date:	**08/24/2026**
Current Bill Due Date:	**09/14/2026**
Previous Balance	$3,541.00
Payment Received 08/13/26	-$3,541.00
Balance Forward	**$0.00**
Current Charges Due 09/14/26	**$3,744.00**

Important Messages

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Visit ClayElectric.com/scholarships for details..

AutoPay Amount Due

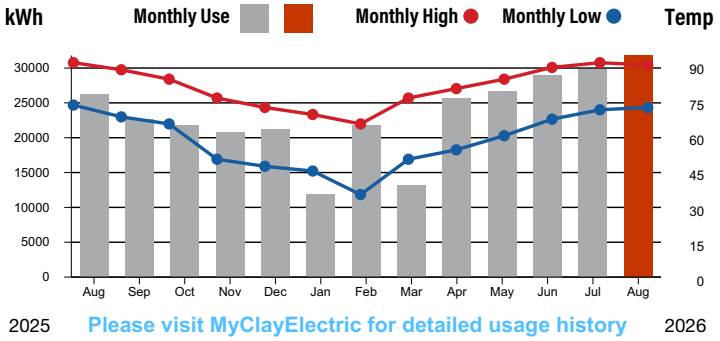
$3,744.00

Bank Draft Scheduled For 09/14/2026

RECEIVED
By M. Magar at 9:48 am, Aug 25, 2026

Service Address: 11701 SW 30TH AVE

Rate Schedule Description	Meter No.	Reading Dates From	Reading Dates To	Readings Previous	Readings Present	Multiplier	kWh Usage
GENERAL SERVICE DEMAND	154358082	07/19/26	08/19/26	7848	8007	200	31,800



Please visit MyClayElectric for detailed usage history

Current Service Detail

Access Charge		$80.00
Energy Charge	31,800 kWh @ 0.0620	$1,971.60
Power Cost Adjustment	31,800 kWh @ 0.0360	$1,144.80
Demand Charge	55.000 KW @ 4.3500	$239.25
FLA Gross Receipts Tax		$88.04
Alachua County Public Ser Tax		$219.74
Operation Round Up		$0.57
Total Current Charges for this Location		**$3,744.00**

This Month	Last Month	This Month Last Year	Avg Daily High
31,800 kWh 31 days Avg kWh 1,026	29,800 kWh 31 days Avg kWh 961	26,200 kWh 31 days Avg kWh 845	92°F

KEEP
SEND

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Keystone Heights, FL 32656-0308

Account Number	**8965734**
Current Charges Due 09/14/26	**$3,744.00**
Bank Draft scheduled for 09/14/26	**$3,744.00**

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at ClayElectric.com or download the mobile app.

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

CLAY ELECTRIC COOPERATIVE
PO BOX 308 16
KEYSTONE HEIGHTS, FL 32656-0308

4 3196

PARKER ROAD CDD
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-0000

08965734 0003744009

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A Touchstone Energy® Cooperative

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Web: ClayElectric.com
Mailing: PO Box 308
Keystone Heights, FL 32656

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Mail check or money order to:
Clay Electric Cooperative
P.O. Box 308
Keystone Heights, FL 32656

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
10862 SW 34TH RD
GAINESVILLE FL 32608

503000463325
ROUTE: 141548
RESI

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$121.53
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$121.53** **DUE BY 09/14/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$121.53
Total Utility Charge	**$121.53**
TOTAL CURRENT MONTH CHARGES	**$121.53**

PREVIOUS BILL ACTIVITY

Previous Balance	$111.45
Payment Amount (Date: 08/06/2026)	-$111.45
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:42 am, Aug 24, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	87760605	2.75	2.58	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.96	4.41	10.69

MESSAGES

September is the final month GRU will collect city stormwater and refuse container fees. If your billing cycle extends past Sept. 30, a prorated portion of September's charges may appear on your October bill.

Visit gru.com to learn simple ways to save energy, water and money.ergy.

SERVICE AGREEMENT: Use or consumption of services rendered by this City shall constitute an agreement by the consumer with the City to abide by the rules of the City with regards to its utility service, including, but not limited to prevailing ordinances and policies of this City and its departments.

RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-7511-1212**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 121.53**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/14/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

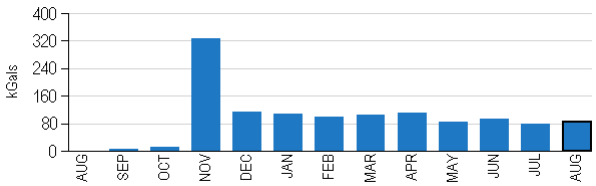
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200075111212 00 000000000 000012153

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
87760605	07/13/2026	08/13/2026	ACTUAL	32	7771	7859	1.00000	88 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	88	$1.2600	$110.88
-- 1 1/2" RECLAIMED			
Total for Water and Wastewater Service Details			**$121.53**



Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

PAY YOUR GAINESVILLE REGIONAL UTILTIES BILL WITH CASH AT PARTICIPATING RETAILERS

Payments are recognized immediately and are posted the same day.

powered by KUBRA EZ-PAY

Bring this barcode with you to make a payment.

RETAILER INSTRUCTIONS:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.

For Customer Assistance, call (352) 334-3434.

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

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7993660039900063716836425055O8

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

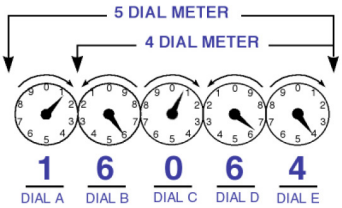
Make checks payable to **GRU**; return stub and check to: P.O. Box 147051, Gainesville, FL 32614-7051. You may also pay your bill online, by phone at 352-393-6886 or at a convenient location in your neighborhood. Visit www.gru.com for details.

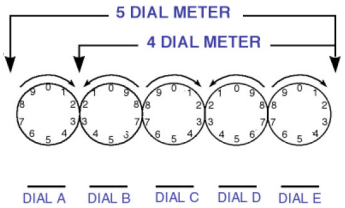
Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

Night depository payments will be posted the next business day if received after 3:30 p.m.

HOW TO READ YOUR METER

Read the dials from left to right (A-E). If the dial hand is between two numbers, use the lower number.





Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

503000463596
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$737.67
Total Utility Charge	**$737.67**

TOTAL CURRENT MONTH CHARGES **$737.67**

PREVIOUS BILL ACTIVITY

Previous Balance	$1,365.15
Payment Amount (Date: 08/12/2026)	-$1,365.15
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 3:54 pm, Aug 25, 2026

ACCOUNT SUMMARY

Current Month Charges:	$737.67
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$737.67**

DUE BY 09/15/2026

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	99289121	18.61	33.59	34.69
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

September is the final month GRU will collect city stormwater and refuse container fees. If your billing cycle extends past Sept. 30, a prorated portion of September's charges may appear on your October bill.

Energy savings tip: Install occupancy sensors on lights in conference rooms and break rooms to save 45-60 percent on lighting costs in those rooms.

Always know where electric, gas, water and telephone lines are buried to avoid injury or costly repairs. Call 811 before digging to have your utility lines marked with highly visible water-based paint or flags.

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5612-2349**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 737.67**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/15/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

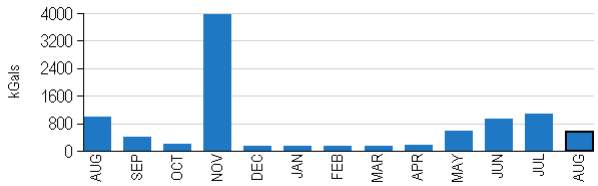
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056122349 00 000000000 00073767

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
99289121	07/14/2026	08/13/2026	ACTUAL	31	8860	9437	1.00000	577 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	577	$1.2600	$727.02
-- RECLAIMED WATER METER 2" A			
Total for Water and Wastewater Service Details			**$737.67**



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7993660039900063716831993341 38

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

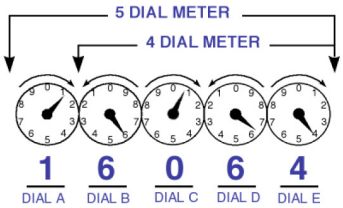
Make checks payable to **GRU**; return stub and check to: P.O. Box 147051, Gainesville, FL 32614-7051. You may also pay your bill online, by phone at 352-393-6886 or at a convenient location in your neighborhood. Visit www.gru.com for details.

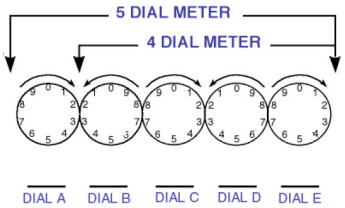
Lobby .....8 AM - 5 PM: M, T, Th, F and 9 AM - 5 PM: W
Drive-thru .....7:30 AM - 6 PM: M - F

Night depository payments will be posted the next business day if received after 3:30 p.m.

HOW TO READ YOUR METER

Read the dials from left to right (A-E). If the dial hand is between two numbers, use the lower number.





Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account: **2000-7142-5111**
Bill Date: 08/24/2026

PARKER ROAD COMMUNITY DEVELOPMENT
11724 SW 34TH RD
GAINESVILLE FL 32607

503000463324
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$401.25
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$401.25** **DUE BY 09/14/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$401.25
Total Utility Charge	**$401.25**
TOTAL CURRENT MONTH CHARGES	**$401.25**

PREVIOUS BILL ACTIVITY

Previous Balance	$1,009.83
Payment Amount (Date: 08/06/2026)	-$1,009.83
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:40 am, Aug 24, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	99289120	10.33	24.03	11.07
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.49	4.88	10.69

MESSAGES

September is the final month GRU will collect city stormwater and refuse container fees. If your billing cycle extends past Sept. 30, a prorated portion of September's charges may appear on your October bill.

Energy savings tip: Install occupancy sensors on lights in conference rooms and break rooms to save 45-60 percent on lighting costs in those rooms.

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-7142-5111**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 401.25**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/14/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

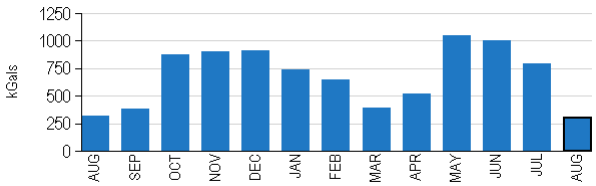
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200071425111 00 000000000 000040125

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
99289120	07/15/2026	08/13/2026	ACTUAL	30	9412	9722	1.00000	310 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING -- 2" RECLAIMED	310	$1.2600	$390.60
Total for Water and Wastewater Service Details			**$401.25**



Pay Cash using the payment slip below at a local convenient location in your neighborhood. Check on-line for additional retail establishments.

PAY WITH CASH

PAY YOUR GAINESVILLE REGIONAL UTILTIES BILL WITH CASH AT PARTICIPATING RETAILERS

Payments are recognized immediately and are posted the same day.

powered by KUBRA EZ-PAY

Bring this barcode with you to make a payment.

RETAILER INSTRUCTIONS:

1. **SCAN** the customer's barcode.
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3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.

For Customer Assistance, call (352) 334-3434.

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A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

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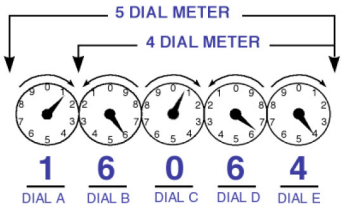

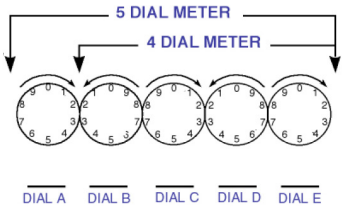

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

503000463597
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$319.35
Total Utility Charge	**$319.35**

TOTAL CURRENT MONTH CHARGES **$319.35**

PREVIOUS BILL ACTIVITY

Previous Balance	$300.45
Payment Amount (Date: 08/12/2026)	-$300.45
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 3:57 pm, Aug 25, 2026

ACCOUNT SUMMARY

Current Month Charges:	$319.35
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$319.35** **DUE BY 09/15/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	100482932	7.90	7.19	1.14
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5614-9833**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 319.35**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/15/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

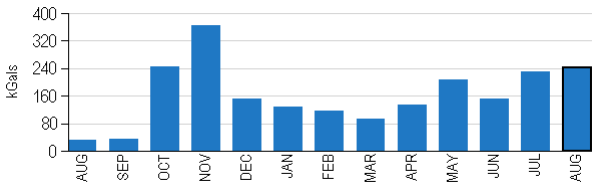
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056149833 00 000000000 000031935

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
100482932	07/14/2026	08/13/2026	ACTUAL	31	2137	2382	1.00000	245 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	245	$1.2600	$308.70
-- RECLAIMED WATER METER 2" C			
Total for Water and Wastewater Service Details			**$319.35**



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A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

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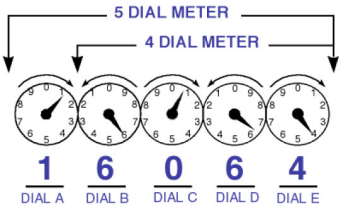

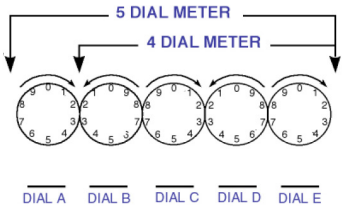

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account: **2000-5615-1348**
Bill Date: 08/25/2026

PARKER ROAD COMMUNITY DEVELOPMENT
11701 SW 30TH AVE
GAINESVILLE FL 32607

503000463598
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$209.73
Total Utility Charge	**$209.73**

TOTAL CURRENT MONTH CHARGES **$209.73**

PREVIOUS BILL ACTIVITY

Previous Balance	$393.69
Payment Amount (Date: 08/12/2026)	-$393.69
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 3:59 pm, Aug 25, 2026

ACCOUNT SUMMARY

Current Month Charges:	$209.73
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$209.73** **DUE BY 09/15/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	101025388	5.10	9.50	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-5615-1348**
Total Payment Enclosed:	**$**_____
EFT PAYMENT DUE	**$ 209.73**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/15/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

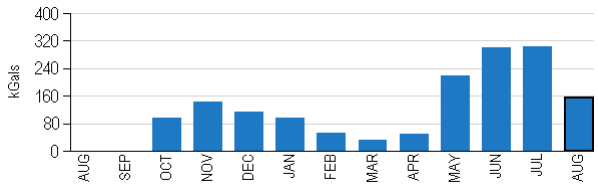
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200056151348 00 000000000 000020973

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
101025388	07/14/2026	08/13/2026	ACTUAL	31	917	1075	1.00000	158 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	158	$1.2600	$199.08
-- RECLAIMED WATER METER 2" P			
Total for Water and Wastewater Service Details			**$209.73**



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A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

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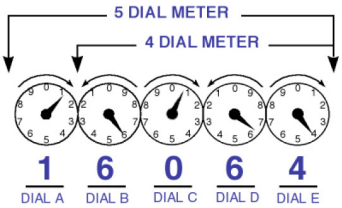

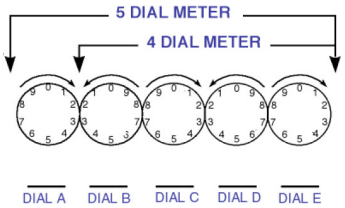

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account: **2000-7515-7890**
Bill Date: 08/24/2026

PARKER ROAD COMMUNITY DEVELOPMENT
3830 SW 120TH DR
GAINESVILLE FL 32608

503000463326
ROUTE: 141548
OTHG

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$818.31
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$818.31** **DUE BY 09/14/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$818.31
Total Utility Charge	**$818.31**
TOTAL CURRENT MONTH CHARGES	**$818.31**

PREVIOUS BILL ACTIVITY

Previous Balance	$925.41
Payment Amount (Date: 08/06/2026)	-$925.41
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:48 am, Aug 24, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	88448246	20.68	22.69	0.07
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2000-7515-7890**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 818.31**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

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C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

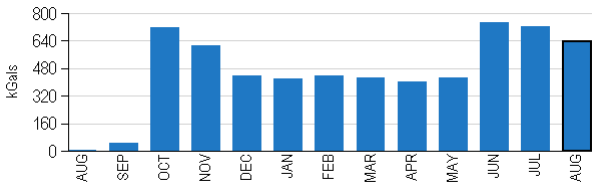
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

200075157890 00 000000000 000081831

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
88448246	07/14/2026	08/13/2026	ACTUAL	31	2920	3561	1.00000	641 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING -- 1" RECLAIMED	641	$1.2600	$807.66
Total for Water and Wastewater Service Details			**$818.31**



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7993660039900063716836422722 24

A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

Payment Information

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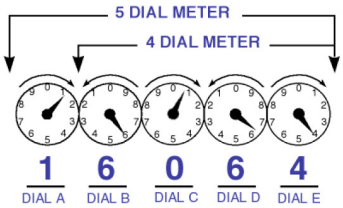

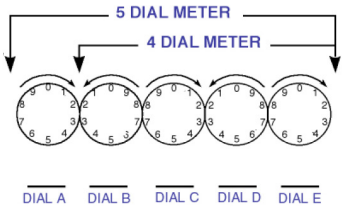

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
12076 SW 24TH LN
GAINESVILLE FL 32607

507000463425
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$512.59
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$512.59** **DUE BY 09/14/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$410.07
Total Utility Charge	**$410.07**

TAXES AND SURCHARGES

Surcharges	$102.52
Total Taxes and Surcharges	**$102.52**

TOTAL CURRENT MONTH CHARGES **$512.59**

PREVIOUS BILL ACTIVITY

Previous Balance	$498.41
Payment Amount (Date: 08/06/2026)	-$498.41
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:49 am, Aug 24, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	91311863	10.23	9.63	0.07
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2500-0167-4448**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 512.59**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/14/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

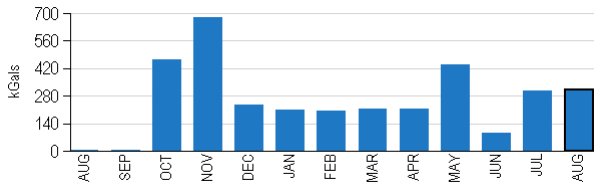
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

250001674448 00 000000000 000051259

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
91311863	07/14/2026	08/13/2026	ACTUAL	31	6775	7092	1.00000	317 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	317	$1.2600	$399.42
WASTEWATER SURCHARGE			$102.52
-- RECLAIMED			
Total for Water and Wastewater Service Details			**$512.59**



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PAY WITH CASH

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Payments are recognized immediately and are posted the same day.

powered by KUBRA EZ-PAY

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A $1.50 fee will be added.

Customer Inquiries

Customer Service	(352) 334-3434	Stormwater Service	(352) 334-5070
Emergency or Outages	(352) 334-2871	Solid Waste Service	(352) 334-2330

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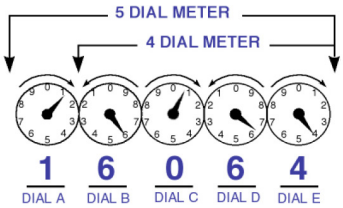

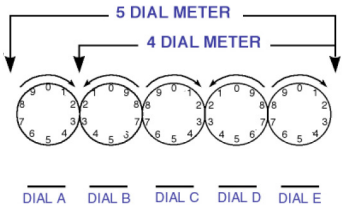

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
12117 SW 28TH AVE
GAINESVILLE FL 32608

507000463426
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$323.59
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$323.59** **DUE BY 09/14/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$258.87
Total Utility Charge	**$258.87**

TAXES AND SURCHARGES

Surcharges	$64.72
Total Taxes and Surcharges	**$64.72**

TOTAL CURRENT MONTH CHARGES **$323.59**

PREVIOUS BILL ACTIVITY

Previous Balance	$252.71
Payment Amount (Date: 08/06/2026)	-$252.71
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:51 am, Aug 24, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	22055725	6.35	4.75	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

MESSAGES

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RETURN THIS PAYMENT STUB WITH THE PAYMENT FOR PROPER CREDIT

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2500-0167-4549**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 323.59**

Sign up for eBill, GRU's free online paperless billing service, at gru.com/ebill

A bank draft will be processed on or after due date 09/14/2026.

C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

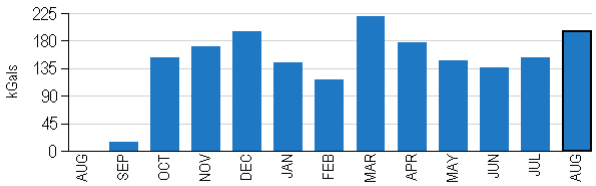
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

250001674549 00 000000000 000032359

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
22055725	07/14/2026	08/13/2026	ACTUAL	31	6552	6749	1.00000	197 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	197	$1.2600	$248.22
WASTEWATER SURCHARGE			$64.72
-- 100 yds south of SW 28th AVE on 121st DR			
Total for Water and Wastewater Service Details			**$323.59**



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Customer Inquiries

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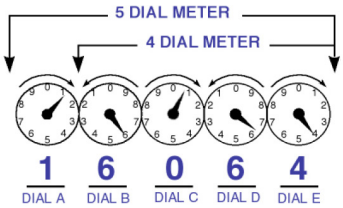

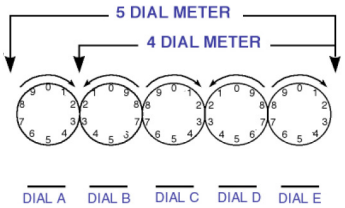

Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

PARKER ROAD COMMUNITY DEVELOPMENT
2670 SW 120TH DR
GAINESVILLE FL 32608

507000463427
ROUTE: 141548
NRES

Cash Security Deposit on File is $0.00

ACCOUNT SUMMARY

Current Month Charges:	$284.21
Adjustments & Service Charges:	$0.00
Balance Forward:	$0.00
EFT PAYMENT DUE	**$284.21** **DUE BY 09/14/2026**

A 1.5% late fee will be charged for new charges not paid by your due date. Service disconnection may result from past due balances.

SUMMARY OF SERVICES

UTILITIES (See reverse for details about your utility charges.)

Wastewater	$227.37
Total Utility Charge	**$227.37**

TAXES AND SURCHARGES

Surcharges	$56.84
Total Taxes and Surcharges	**$56.84**
TOTAL CURRENT MONTH CHARGES	**$284.21**

PREVIOUS BILL ACTIVITY

Previous Balance	$224.36
Payment Amount (Date: 08/06/2026)	-$224.36
BALANCE FORWARD	**$0.00**

RECEIVED
By M. Magar at 10:52 am, Aug 24, 2026

AVERAGE DAILY CONSUMPTION

Service	Meter	This Month	Last Month	Last Year
RECLAIMED	21280259	5.55	4.19	0.00
AVERAGE TEMPERATURE (High/Low)		92/74	92/73	93/75
MONTHLY RAINFALL (Inches)		3.75	4.62	10.69

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Gainesville Regional Utilities
301 S.E. 4th Avenue
Gainesville FL 32601

Account Number:	**2500-0167-4751**
Total Payment Enclosed:	$_____
EFT PAYMENT DUE	**$ 284.21**

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C/o AMY CHAMPAGNE
PARKER ROAD COMMUNITY DEVELOPMENT
3501 QUADRANGLE BLVD STE 270
ORLANDO FL 32817-8329

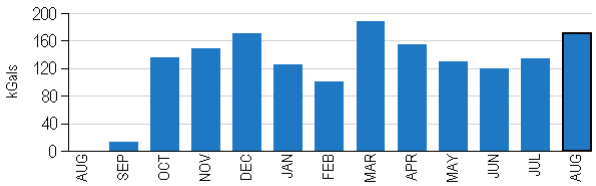
GAINESVILLE REGIONAL UTILITIES
P.O. BOX 147051
GAINESVILLE FL 32614-7051

250001674751 00 000000000 000028421

WATER AND WASTEWATER SERVICE DETAILS

Meter Number	Meter Read Dates Previous	Present	Meter Read Type	Days of Service	Meter Readings Previous	Present	Meter Multiplier	Water Consumption	Wastewater Consumption	Next Meter Read on or About
21280259	07/14/2026	08/13/2026	ACTUAL	31	5602	5774	1.00000	172 kGals	N/A	09/14/2026

Description	Usage	Rate	Amount Billed
RECLAIMED CUSTOMER CHARGE		$10.65	$10.65
RECLAIMED WATER BILLING	172	$1.2600	$216.72
WASTEWATER SURCHARGE			$56.84
-- RECLAIMED METER FOR IRRIGATION			
Total for Water and Wastewater Service Details			**$284.21**



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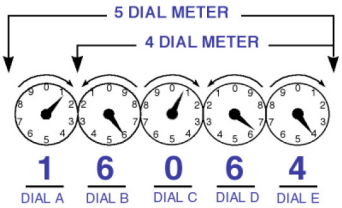

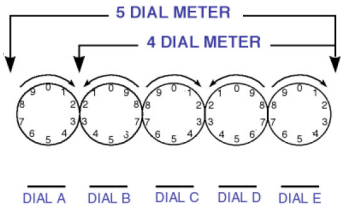

PARKER ROAD
COMMUNITY DEVELOPMENT DISTRICT

District Financial Statements

Parker Road CDD

August 2026 Financial Package

August 31, 2026

PFM Management Services LLC 3501 Quadrangle Blvd Suite 270 Orlando, FL 32817
407-723-5900

Parker Road CDD

Statement of Financial Position

As of 8/31/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Assets					
Current Assets					
Ameris Checking Account	$17,525.77				$17,525.77
Ameris Debit Card Account	1,521.06				1,521.06
Ameris Money Market Account	1,141,334.87				1,141,334.87
Ameris Lifestyle Capital	4,226.88				4,226.88
Prepaid Expenses	14,560.14				14,560.14
Assessments Receivable		$60,984.51			60,984.51
Debt Service Reserve Series 2020		609,064.38			609,064.38
Revenue 2007A&B		196,934.19			196,934.19
Revenue 2020		139,519.94			139,519.94
Interest Series 2020		0.34			0.34
Prepayment 2007A1 Bond		2,898.94			2,898.94
Prepayment Series 2020		0.02			0.02
Deferred Cost 2007A1 Bond		587.24			587.24
Acquisition/Construction Series 2007			$213.92		213.92
Acquisition/Construction Series 2020			30,408.16		30,408.16
Deferred Const Series 2020			87,814.39		87,814.39
Total Current Assets	$1,179,168.72	$1,009,989.56	$118,436.47	$0.00	$2,307,594.75
Investments					
Amount Available in Debt Service Funds				$949,005.05	$949,005.05
Amount To Be Provided				13,185,994.95	13,185,994.95
Total Investments		$0.00	$0.00	$14,135,000.00	$14,135,000.00
Total Assets	$1,179,168.72	$1,009,989.56	$118,436.47	$14,135,000.00	$16,442,594.75
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$13,709.94				$13,709.94
Deferred Revenue	175.00				175.00
Deferred Revenue		$60,984.51			60,984.51
Total Current Liabilities	$13,884.94	$60,984.51	$0.00	$0.00	$74,869.45
Long Term Liabilities					
Revenue Bonds Payable LongTerm				$14,135,000.00	$14,135,000.00
Total Long Term Liabilities		$0.00	$0.00	$14,135,000.00	$14,135,000.00
Total Liabilities	$13,884.94	$60,984.51	$0.00	$14,135,000.00	$14,209,869.45
Net Assets					
Net Assets, Unrestricted	$188,047.95				$188,047.95
Net Assets - General Government	490,476.28				490,476.28
Current Year Net Assets - General Government	486,759.55				486,759.55
Net Assets, Unrestricted		$1,063,062.97			1,063,062.97
Current Year Net Assets, Unrestricted		(65,151.02)			(65,151.02)
Net Assets - General Government		(48,906.90)			(48,906.90)
Net Assets, Unrestricted			($1,190,427.88)		(1,190,427.88)
Net Assets, Unrestricted			1,290,450.33		1,290,450.33
Current Year Net Assets, Unrestricted			21,021.27		21,021.27
Net Assets - General Government			(2,607.25)		(2,607.25)
Total Net Assets	$1,165,283.78	$949,005.05	$118,436.47	$0.00	$2,232,725.30
Total Liabilities and Net Assets	$1,179,168.72	$1,009,989.56	$118,436.47	$14,135,000.00	$16,442,594.75

Parker Road CDD
Statement of Activities
As of 8/31/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$1,590,494.43				$1,590,494.43
Off-Roll Assessments	304,586.24				304,586.24
Other Revenue	15.01				15.01
Other Revenue - Keys	1,025.26				1,025.26
Other Revenue - Rental	9,350.00				9,350.00
Other Revenue - Membership	3,000.00				3,000.00
On-Roll Assessments		$956,745.12			956,745.12
Off-Roll Assessments		136,148.49			136,148.49
Inter-Fund Transfers		(18,137.33)			(18,137.33)
Inter-Fund Transfers			$18,137.33		18,137.33
Total Revenues	$1,908,470.94	$1,074,756.28	$18,137.33	$0.00	$3,001,364.55
Expenses					
Supervisor Fees	$6,000.00				$6,000.00
Public Officials Insurance	3,444.00				3,444.00
Trustee Services	8,206.98				8,206.98
Management	28,875.00				28,875.00
Field Management	15,174.00				15,174.00
Engineering	250.00				250.00
Disclosure Agent	8,750.00				8,750.00
Property Appraiser	75.00				75.00
District Counsel	13,179.50				13,179.50
Assessment Administration	12,500.00				12,500.00
Audit	5,600.00				5,600.00
Arbitrage Calculation	600.00				600.00
Tax Document Preparation Fee	71.57				71.57
Legal Advertising	4,346.70				4,346.70
Bank Fees	3,201.40				3,201.40
Miscellaneous	3,812.25				3,812.25
Contingency	79,694.46				79,694.46
Reserve	67.98				67.98
Web Site Maintenance	2,440.00				2,440.00
Storage	675.96				675.96
Dues, Licenses, and Fees	644.34				644.34
Security	6,607.00				6,607.00
Lifestyle Programming	30,869.67				30,869.67
Lifestyle Coordinator	57,114.96				57,114.96
Security System	11,716.68				11,716.68
Electric	8,571.00				8,571.00
Dumpster	3,815.30				3,815.30
Water	31,619.57				31,619.57
Conservation Area Maintenance	18,877.15				18,877.15
Amenity - Cable & Telephone	8,294.72				8,294.72
Amenity - Insurance	33,010.00				33,010.00
Amenity - Dues & License	25.00				25.00
Amenity - Landscape Maintenance	82,500.00				82,500.00
Amenity - Pool Maintenance	33,047.51				33,047.51
Amenity - Access Control	4,740.07				4,740.07
Amenity - Janitorial	2,362.76				2,362.76
Amenity - Maintenance	31,282.37				31,282.37

Parker Road CDD
Statement of Activities
As of 8/31/2026

	General Fund	Debt Service Fund	Construction Fund	Long Term Debt Group	Total
Amenity - Electric	31,430.00				31,430.00
Amenity - Gas	14,865.26				14,865.26
Amenity - Water	45,285.77				45,285.77
Amenity - Manager	80,282.94				80,282.94
Amenity - Mulch	7,750.00				7,750.00
Amenity - Pool Preventative Maintenance	4,623.66				4,623.66
General Insurance	6,736.00				6,736.00
Crime Insurance	500.00				500.00
General Repair & Maintenance	23,078.08				23,078.08
Maintenance Person	65,027.67				65,027.67
Irrigation	35,550.00				35,550.00
Landscaping Maintenance & Material	459,383.00				459,383.00
Landscape Improvements	42,161.50				42,161.50
Lifestyle - Capital	1,955.55				1,955.55
Employee Holiday Bonus	1,500.00				1,500.00
Employee Recognition Luncheons (4x Annua	502.93				502.93
Utility Cart	608.56				608.56
Pressure Clean Curbs and Walks	56,030.66				56,030.66
Fitness Facility	3,705.71				3,705.71
Tennis Courts/Basketball Court	5,907.92				5,907.92
Amenity Building Pest Control	2,625.00				2,625.00
Principal Payments - 2007A Bond		$275,000.00			275,000.00
Principal Payments - 2020 Bond		235,000.00			235,000.00
Interest Payments - 2007A Series		283,640.00			283,640.00
Interest Payments - 2020 Series		376,130.00			376,130.00
Total Expenses	$1,451,573.11	$1,169,770.00	$0.00	$0.00	$2,621,343.11
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$29,861.72				$29,861.72
Interest Income		$29,862.70			29,862.70
Interest Income			$2,883.94		2,883.94
Total Other Revenues (Expenses) & Gains (Losses)	$29,861.72	$29,862.70	$2,883.94	$0.00	$62,608.36
Change In Net Assets	$486,759.55	($65,151.02)	$21,021.27	$0.00	$442,629.80
Net Assets At Beginning Of Year	$678,524.23	$1,014,156.07	$97,415.20	$0.00	$1,790,095.50
Net Assets At End Of Year	$1,165,283.78	$949,005.05	$118,436.47	$0.00	$2,232,725.30

Parker Road CDD
Budget to Actual
For the Period End 8/31/26

	Year to Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Maintenance Assessments	$ 1,895,080.67	$ 1,732,455.67	$ 162,625.00	$ 1,889,951.69	100.27%
Other Income & Other Financing Sources	15.01	-	15.01	-	0.00%
Keys	1,025.26	660.92	364.34	721.00	142.20%
Rental	9,350.00	11,492.89	(2,142.89)	12,537.70	74.58%
Membership	3,000.00	1,925.00	1,075.00	2,100.00	142.86%
Net Revenues	**$ 1,908,470.94**	**$ 1,746,534.48**	**$ 161,936.46**	**$ 1,905,310.39**	**100.17%**
General & Administrative Expenses					
Supervisor Fees	$ 6,000.00	$ 3,300.00	$ 2,700.00	$ 3,600.00	166.67%
Trustee Services	8,206.98	7,608.33	598.65	8,300.00	98.88%
Public Official Insurance	3,444.00	3,350.42	93.58	3,655.00	94.23%
District Management	28,875.00	28,875.00	-	31,500.00	91.67%
Engineering	250.00	916.67	(666.67)	1,000.00	25.00%
Disclosure Agent	8,750.00	9,166.67	(416.67)	10,000.00	87.50%
Property Appraiser	75.00	68.75	6.25	75.00	100.00%
District Counsel	13,179.50	9,166.67	4,012.83	10,000.00	131.80%
Assessment Administration	12,500.00	11,458.33	1,041.67	12,500.00	100.00%
Reamortization	-	458.33	(458.33)	500.00	0.00%
Audit	5,600.00	5,133.33	466.67	5,600.00	100.00%
Arbitrage Calculation	600.00	1,100.00	(500.00)	1,200.00	50.00%
Tax Document Preparation Fee	71.57	77.00	(5.43)	84.00	85.20%
Legal Advertising	4,346.70	2,291.67	2,055.03	2,500.00	173.87%
Miscellaneous office (travel, phone, postage, etc)	3,812.25	1,833.28	1,978.97	2,000.00	190.61%
Bank Fees	3,201.40	3,666.67	(465.27)	4,000.00	80.04%
Storage	675.96	3,068.56	(2,392.60)	3,347.52	20.19%
Contingency- Incl Hurricane cleanup	79,694.46	161,333.33	(81,638.87)	176,000.00	45.28%
Web Site Maintenance	2,440.00	2,640.00	(200.00)	2,880.00	84.72%
Dues, Licenses, and Fees	644.34	435.42	208.92	475.00	135.65%
General Insurance	6,736.00	4,432.08	2,303.92	4,835.00	139.32%
Crime Insurance	500.00	458.33	41.67	500.00	100.00%
Reserve	67.98	215,416.67	(215,348.69)	235,000.00	0.03%
Total General & Administrative Expenses	$ 189,671.14	$ 476,255.51	$ (286,584.37)	$ 519,551.52	36.51%
Field Expense					
Field Management	$ 15,174.00	$ 15,295.50	$ (121.50)	$ 16,686.00	90.94%
Security	6,607.00	9,166.67	(2,559.67)	10,000.00	66.07%
Security System	11,716.68	11,000.00	716.68	12,000.00	97.64%
Electric - Street Lights/ private lighting	8,571.00	12,833.33	(4,262.33)	14,000.00	61.22%
Water	31,619.57	20,625.00	10,994.57	22,500.00	140.53%
Conservation Area Maintenance	18,877.15	24,640.00	(5,762.85)	26,880.00	70.23%
General Repair & Maintenance	23,078.08	28,325.00	(5,246.92)	30,900.00	74.69%
Irrigation Repairs	35,550.00	36,666.67	(1,116.67)	40,000.00	88.88%
Landscape Maintenance & Material	459,383.00	416,675.42	42,707.58	454,555.00	101.06%
Landscape Improvements	42,161.50	45,833.33	(3,671.83)	50,000.00	84.32%
Maintenance Person	65,027.67	64,709.70	317.97	70,592.40	92.12%
Mulch	-	41,250.00	(41,250.00)	45,000.00	0.00%
RPB Maintenance	-	55,000.00	(55,000.00)	60,000.00	0.00%
Stormwater Reporting	-	1,833.33	(1,833.33)	2,000.00	0.00%

Parker Road CDD
Budget to Actual
For the Period End 8/31/26

	Year to Date				
	Actual	Budget	Variance	FY 2026 Adopted Budget	Percentage Spent
Pressure Clean Curbs and Walks	56,030.66	55,000.00	1,030.66	60,000.00	93.38%
Total Field Expenses	$ 773,796.31	$ 838,853.95	$ (65,057.64)	$ 915,113.40	84.56%
Amenity Expenses					
Lifestyle Programming	$ 30,869.67	$ 29,837.50	$ 1,032.17	$ 32,550.00	94.84%
Lifestyle Coordinator	57,114.96	57,248.13	(133.17)	62,452.50	91.45%
Amenity - Dumpster	3,815.30	2,383.33	1,431.97	2,600.00	146.74%
Amenity - Cable & Telephone	8,294.72	5,500.00	2,794.72	6,000.00	138.25%
Amenity - Insurance	33,010.00	33,516.08	(506.08)	36,563.00	90.28%
Amenity - Dues & License	25.00	114.58	(89.58)	125.00	20.00%
Amenity - Landscape Maintenance	82,500.00	48,365.17	34,134.83	52,762.00	156.36%
Amenity - Pool Maintenance	33,047.51	20,350.00	12,697.51	22,200.00	148.86%
Amenity - Pool Preventative Maintenance	4,623.66	11,000.00	(6,376.34)	12,000.00	38.53%
Amenity - Gates/ Control Access	4,740.07	5,041.67	(301.60)	5,500.00	86.18%
Amenity - Janitorial	2,362.76	5,041.67	(2,678.91)	5,500.00	42.96%
Amenity - Maintenance	31,282.37	22,916.67	8,365.70	25,000.00	125.13%
Amenity - Electric	31,430.00	32,083.33	(653.33)	35,000.00	89.80%
Amenity - Gas (Pool Heating)	14,865.26	27,500.00	(12,634.74)	30,000.00	49.55%
Amenity - Water	45,285.77	24,750.00	20,535.77	27,000.00	167.73%
Amenity - Manager	80,282.94	82,820.83	(2,537.89)	90,350.00	88.86%
Amenity - Mulch	7,750.00	10,633.33	(2,883.33)	11,600.00	66.81%
Lifestyle Capital	1,955.55	6,023.65	(4,068.10)	6,571.25	0.00%
Fitness Facility - Maintenance	3,705.71	11,000.00	(7,294.29)	12,000.00	30.88%
Tennis Courts/Basketball Court	5,907.92	4,583.33	1,324.59	5,000.00	118.16%
Employee Holiday Bonus	1,500.00	1,375.00	125.00	1,500.00	100.00%
Employee Recognition Luncheons (4x Annually)	502.93	550.00	(47.07)	600.00	83.82%
Utility Cart	608.56	458.33	150.23	500.00	121.71%
Amenity - Pest Control	2,625.00	2,772.00	(147.00)	3,024.00	86.81%
Total Amenity Expenses	$ 488,105.66	$ 445,864.60	$ 42,241.06	$ 486,397.75	100.35%
Total Expenses	**$ 1,451,573.11**	**$ 1,760,974.06**	**$ (309,400.95)**	**$ 1,921,062.67**	**75.56%**
Other Income (Expense)					
Interest Income	$ 29,861.72	$ 14,439.59	$ 15,422.13	$ 15,752.28	
Total Other Income (Expense)	**$ 29,861.72**	**$ 14,439.59**	**$ 15,422.13**	**$ 15,752.28**	
Net Income (Loss)	**$ 486,759.55**	**$ -**	**$ 486,759.55**	**$ -**	

Parker Road CDD

Income Statement

For the period(s) through 8/31/2026

	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6	Period 7	Period 8	Period 9	Period 10	Period 11	Period 12	Total
Revenues													
On-Roll Assessments	$0.00	$145,456.57	$922,758.98	$442,300.24	$9,222.06	$17,540.49	$33,808.10	$1,872.79	$17,535.20	$0.00	$0.00	$0.00	$1,590,494.43
Off-Roll Assessments	76,146.56	0.00	0.00	76,146.56	0.00	0.00	76,146.56	0.00	0.00	76,146.56	0.00	0.00	304,586.24
Other Revenue	0.00	15.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.01
Other Revenue - Keys	223.01	25.75	51.50	115.00	(10.00)	95.00	175.00	125.00	50.00	10.10	164.90	0.00	1,025.26
Other Revenue - Rental	375.00	1,300.00	850.00	1,425.00	925.00	475.00	800.00	1,725.00	(25.00)	575.00	925.00	0.00	9,350.00
Other Revenue - Membership	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	0.00	1,500.00	0.00	3,000.00
Net Revenues	**$76,744.57**	**$146,797.33**	**$923,660.48**	**$519,986.80**	**$10,137.06**	**$18,110.49**	**$110,929.66**	**$5,222.79**	**$17,560.20**	**$76,731.66**	**$2,589.90**	**$0.00**	**$1,908,470.94**
General & Administrative Expenses													
Supervisor Fees	$0.00	$800.00	$0.00	$0.00	$800.00	$600.00	$800.00	$800.00	$0.00	$1,600.00	$600.00	$0.00	$6,000.00
Public Officials Insurance	3,444.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,444.00
Trustee Services	1,683.60	4,040.63	0.00	0.00	0.00	0.00	2,482.75	0.00	0.00	0.00	0.00	0.00	8,206.98
Management	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	2,625.00	0.00	28,875.00
Field Management	1,350.00	1,350.00	1,350.00	1,390.50	1,390.50	1,390.50	1,390.50	1,390.50	1,390.50	1,390.50	1,390.50	0.00	15,174.00
Engineering	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Disclosure Agent	0.00	0.00	6,250.00	0.00	0.00	0.00	1,250.00	0.00	0.00	1,250.00	0.00	0.00	8,750.00
Property Appraiser	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	75.00
District Counsel	0.00	0.00	450.50	1,987.00	0.00	0.00	1,608.00	0.00	0.00	7,424.50	1,709.50	0.00	13,179.50
Assessment Administration	0.00	12,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
Audit	0.00	0.00	0.00	0.00	0.00	0.00	5,600.00	0.00	0.00	0.00	0.00	0.00	5,600.00
Arbitrage Calculation	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
Tax Document Preparation Fee	0.00	0.00	0.00	0.00	0.00	71.57	0.00	0.00	0.00	0.00	0.00	0.00	71.57
Legal Advertising	1,222.40	0.00	149.60	0.00	0.00	164.36	1,035.90	161.90	279.52	164.36	1,168.66	0.00	4,346.70
Bank Fees	391.68	391.28	373.82	77.81	20.21	118.90	351.64	355.57	309.87	373.11	437.51	0.00	3,201.40
Miscellaneous	137.89	455.05	234.42	227.12	190.25	381.93	396.45	459.49	250.02	380.39	699.24	0.00	3,812.25
Contingency	8,934.90	3,600.00	3,750.00	(10,392.41)	3,221.00	12,347.42	1,600.00	27,515.44	20,386.44	8,731.67	0.00	0.00	79,694.46
Reserve	27,542.65	(16,500.00)	(2,819.67)	0.00	0.00	(8,155.00)	0.00	0.00	0.00	0.00	0.00	0.00	67.98
Web Site Maintenance	0.00	140.00	280.00	440.00	140.00	140.00	440.00	140.00	140.00	440.00	140.00	0.00	2,440.00
Storage	0.00	0.00	0.00	0.00	675.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	675.96
Dues, Licenses, and Fees	175.00	138.29	0.00	0.00	0.00	0.00	0.00	290.70	0.00	40.35	0.00	0.00	644.34
Security	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,288.00	4,312.00	7.00	0.00	6,607.00
Lifestyle Programming	11,996.12	4,178.86	1,598.52	1,457.41	2,209.18	6,268.90	3,355.88	138.91	(713.86)	42.39	337.36	0.00	30,869.67
Lifestyle Coordinator	5,160.00	5,160.00	5,160.00	5,204.37	5,204.37	5,204.37	5,204.37	5,204.37	5,204.37	5,204.37	5,204.37	0.00	57,114.96
Security System	0.00	0.00	3,759.56	939.89	946.89	939.89	939.89	944.62	1,081.98	1,081.98	1,081.98	0.00	11,716.68
Electric	820.00	822.00	0.00	1,660.00	812.00	744.00	738.00	741.00	43.00	1,442.00	749.00	0.00	8,571.00
Dumpster	354.16	697.10	0.00	755.60	334.74	334.74	334.74	334.74	334.74	334.74	0.00	0.00	3,815.30
Water	0.00	4,365.62	3,332.12	2,905.60	2,706.21	2,687.94	2,743.69	2,837.16	1,446.45	5,830.92	2,763.86	0.00	31,619.57
Conservation Area Maintenance	2,010.00	3,600.00	1,005.00	1,005.00	1,005.00	1,005.00	1,597.00	1,005.00	4,605.00	1,005.00	1,035.15	0.00	18,877.15
Amenity - Cable & Telephone	436.34	436.34	436.34	436.34	2,076.65	436.34	1,020.31	740.46	774.99	1,285.58	215.03	0.00	8,294.72
Amenity - Cable	264.17	264.17	264.17	282.60	(1,357.71)	282.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Amenity - Insurance	33,010.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,010.00

Parker Road CDD

Income Statement

For the period(s) through 8/31/2026

	Period 1	Period 2	Period 3	Period 4	Period 5	Period 6	Period 7	Period 8	Period 9	Period 10	Period 11	Period 12	Total
Amenity - Dues & License	0.00	0.00	50.00	0.00	(50.00)	0.00	0.00	0.00	0.00	25.00	0.00	0.00	25.00
Amenity - Landscape Maintenance	0.00	0.00	30,000.00	0.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	0.00	82,500.00
Amenity - Pool Maintenance	1,800.00	1,750.00	0.00	8,223.66	(4,623.66)	3,600.00	30.15	13,202.83	2,150.00	0.00	6,914.53	0.00	33,047.51
Amenity - Access Control	255.80	169.90	185.19	2,712.54	(2,170.36)	42.95	672.65	585.52	2,935.02	(2,303.98)	1,654.84	0.00	4,740.07
Amenity - Janitorial	64.13	61.25	38.26	473.79	127.59	243.30	192.76	241.23	512.84	136.78	270.83	0.00	2,362.76
Amenity - Maintenance	566.00	1,925.45	8,710.12	1,029.96	3,501.62	1,880.91	2,202.50	10,200.00	210.00	415.81	640.00	0.00	31,282.37
Amenity - Electric	2,672.00	2,648.00	0.00	4,333.00	2,828.00	1,780.00	3,176.00	3,271.00	0.00	6,978.00	3,744.00	0.00	31,430.00
Amenity - Gas	0.00	1,405.23	3,503.01	1,734.98	4,232.67	1,363.14	1,544.67	931.65	59.91	45.00	45.00	0.00	14,865.26
Amenity - Water	318.09	3,557.89	9,671.31	3,591.67	3,429.17	3,638.46	3,307.46	4,118.83	5,232.40	5,237.41	3,183.08	0.00	45,285.77
Amenity - Manager	6,450.00	6,450.00	8,112.08	6,916.67	10,854.17	6,916.67	6,916.67	6,916.67	6,916.67	6,916.67	6,916.67	0.00	80,282.94
Amenity - Mulch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,750.00	0.00	0.00	0.00	0.00	7,750.00
Amenity - Pool Preventative Maintenance	0.00	0.00	0.00	0.00	4,623.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,623.66
General Insurance	4,556.00	0.00	0.00	1,661.00	519.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,736.00
Crime Insurance	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
General Repair & Maintenance	7,120.56	510.73	9,405.67	3,229.72	24.99	176.80	831.94	581.55	1,111.58	816.84	(732.30)	0.00	23,078.08
Maintenance Person	5,590.00	5,936.88	5,814.25	5,869.50	5,869.50	5,869.50	5,869.50	6,503.28	5,966.26	5,869.50	5,869.50	0.00	65,027.67
Pressure Washing	0.00	8,155.00	0.00	0.00	(8,155.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Irrigation	4,050.00	0.00	3,875.00	0.00	7,800.00	0.00	3,725.00	3,700.00	4,300.00	8,100.00	0.00	0.00	35,550.00
Landscaping Maintenance & Material	98,156.00	0.00	19,443.00	63,084.00	42,148.00	42,358.00	43,866.00	52,229.00	41,578.00	14,943.00	41,578.00	0.00	459,383.00
Landscape Improvements	5,307.00	3,568.50	0.00	0.00	780.00	0.00	0.00	0.00	0.00	32,506.00	0.00	0.00	42,161.50
Lifestyle - Capital	116.79	280.88	29.99	12.99	0.00	402.28	1,445.61	297.00	(629.99)	0.00	0.00	0.00	1,955.55
Employee Holiday Bonus	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Employee Recognition Luncheons (4x Annua	0.00	0.00	87.82	37.70	0.00	0.00	154.94	116.65	50.00	55.82	0.00	0.00	502.93
Utility Cart	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	608.56	0.00	608.56
Pressure Clean Curbs and Walks	0.00	0.00	0.00	0.00	8,155.00	6,408.16	3,162.50	0.00	0.00	26,655.00	11,650.00	0.00	56,030.66
Fitness Facility	3.75	0.00	1,884.99	999.99	275.00	0.00	520.00	0.00	0.00	21.98	0.00	0.00	3,705.71
Tennis Courts/Basketball Court	149.00	0.00	379.43	68.79	161.34	2,056.36	2,348.00	149.00	149.00	298.00	149.00	0.00	5,907.92
Amenity Building Pest Control	0.00	252.00	127.00	252.00	127.00	252.00	131.00	710.00	256.00	387.00	131.00	0.00	2,625.00
Total General & Administrative Expenses	**$239,233.03**	**$65,736.05**	**$131,016.50**	**$115,233.79**	**$111,807.94**	**$112,076.99**	**$123,111.47**	**$164,689.07**	**$118,743.71**	**$159,637.69**	**$110,286.87**	**$0.00**	**$1,451,573.11**
Total Expenses	**$239,233.03**	**$65,736.05**	**$131,016.50**	**$115,233.79**	**$111,807.94**	**$112,076.99**	**$123,111.47**	**$164,689.07**	**$118,743.71**	**$159,637.69**	**$110,286.87**	**$0.00**	**$1,451,573.11**
Income (Loss) from Operations	**($162,488.46)**	**$81,061.28**	**$792,643.98**	**$404,753.01**	**($101,670.88)**	**($93,966.50)**	**($12,181.81)**	**($159,466.28)**	**($101,183.51)**	**($82,906.03)**	**($107,696.97)**	**$0.00**	**$456,897.83**
Other Income (Expense)													
Interest Income	$2,231.97	$1,513.85	$1,569.39	$1,622.87	$2,446.73	$3,931.81	$3,620.07	$3,429.71	$3,411.20	$3,228.94	$2,855.18	$0.00	$29,861.72
Total Other Income (Expense)	**$2,231.97**	**$1,513.85**	**$1,569.39**	**$1,622.87**	**$2,446.73**	**$3,931.81**	**$3,620.07**	**$3,429.71**	**$3,411.20**	**$3,228.94**	**$2,855.18**	**$0.00**	**$29,861.72**
Net Income (Loss)	**$(160,256.49)**	**$82,575.13**	**$794,213.37**	**$406,375.88**	**$(99,224.15)**	**$(90,034.69)**	**$(8,561.74)**	**$(156,036.57)**	**$(97,772.31)**	**$(79,677.09)**	**$(104,841.79)**	**$0.00**	**$486,759.55**